

Chicago Housing Authority

Annual Plan for Transformation FY2003



Year 4
Moving To Work (MTW)



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CHICAGO HOUSING AUTHORITY



Our Commitment

The Chicago Housing Authority (CHA or Authority) is committed to creating and maintaining decent, safe, affordable housing for children, families and seniors in healthy, mixed-income communities and offering meaningful economic opportunities and access to needed social services for residents. To meet that commitment, the CHA continues to pursue the following goals:

Creating A Better Place To Live. To facilitate the renewal of our properties and our communities, the CHA will create approximately 25,000 new or rehabilitated units in or near the sites of existing public housing. The CHA will also offer housing opportunities to low-income households through the Housing Choice Voucher (HCV) Program so residents can achieve success in the private housing market.

Ending Isolation. The CHA seeks to end the economic and social isolation of residents by not only redeveloping and rehabilitating public housing, but also by linking them to job training, job opportunities and other services that promote self sufficiency.

Sustaining Progress. To ensure residents obtain a higher quality of life over time, the CHA is implementing reforms to provide long-term financial solvency for the Authority and to enforce higher management performance standards.

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Introduction

The Chicago Housing Authority (CHA or Authority) is preparing for its fourth year of the Plan for Transformation (Plan). The Plan is a comprehensive effort to provide new, safer, more physically sound and economically viable living conditions for its residents. At the heart of the Plan is our commitment to construct or rehabilitate approximately 25,000 units of public housing. This system-wide restoration will infuse new life into each of the CHA's family developments, senior properties and scattered site locations. This rebuilding program will be accompanied by new support services and management reforms that will instill greater accountability into the administration of public housing. The Plan transcends bricks and mortar to provide the kind of comprehensive infrastructure that allows people and communities to grow.

The first three years of the Plan focused on the rehabilitation of senior buildings and scattered sites; the planning and pre-development activities at multiple CHA sites; the implementation of service systems to address resident needs during relocation; and the implementation of many management reforms and privatization. During Year Four of the Plan, the CHA will maintain its momentum by significantly increasing its construction of new housing at redevelopment sites.

The CHA's goals for Year Four of the Plan include the following:

Creating A Better Place to Live

- To complete rehabilitation or redevelopment of nearly 60% of the approximately 25,000 units of housing promised under the initial Plan.
- To break ground and continue construction at seven of the nine mixed-income and mixed-finance redevelopment sites to replace the gallery-style high-rise buildings.
- To expand and diversify housing opportunities for low-income families through the implementation of innovative approaches to obtaining affordable housing through the HCV program.

Ending Isolation

- To provide CHA residents access to an array of city services by working in conjunction with the Chicago Department of Human Services (CDHS) and the Chicago Department on Aging (CDOA) to administer the Service Connector System at family and senior developments.
- To initiate over 2,600 relocation moves. Throughout the relocation process, the CHA will ensure that this program maintains a compassionate focus.

Sustaining Progress

- To strengthen our management practices by working closely with property managers and the HCV contract administrator to assure a high quality-of-living standard is maintained at each CHA property.
- To strengthen our internal management practices by re-engineering the internal structure to optimize our ability to effectively work toward transforming Chicago's public housing.

Chapter 1: Creating A Better Place To Live

To facilitate the renewal of our properties and our communities, the CHA will create approximately 25,000 new or rehabilitated units in or near the sites of existing public housing. The CHA will also offer housing opportunities to low-income households through the Housing Choice Voucher (HCV) Program so residents can achieve success in the private housing market.

At its inception, public housing in Chicago provided a safe and decent place to live for low-income households. But after decades of physical deterioration, financial hardship and managerial neglect, public housing became synonymous with the problems it was designed to combat.

The CHA's Plan for Transformation (Plan) was created to reverse these problems starting with the complete renewal of its housing stock and continuing with the expansion of opportunities for low-income families in the private market. This chapter will discuss the CHA's two-part approach to creating a better place to live:

- Renewal of Chicago's Public Housing through Rehabilitation and Redevelopment
- Enhancing Affordable Housing Opportunities through the HCV Program

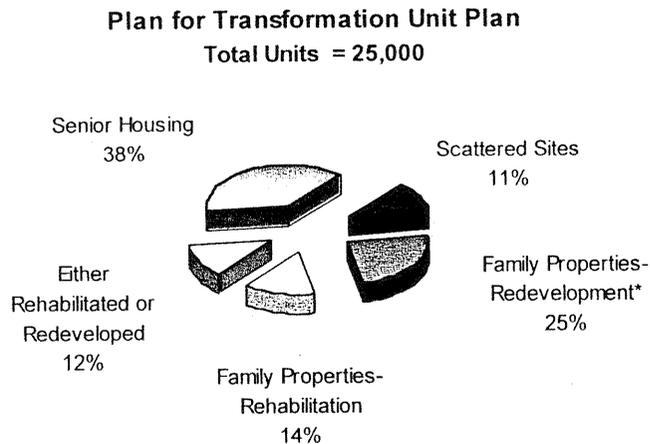


Renewal of Chicago's Public Housing Through Rehabilitation and Redevelopment

Under the Plan, every CHA property will undergo a restoration. Depending on the type of development, this rebuilding program will be conducted either through the rehabilitation of existing structures or through a full-scale redevelopment of a mixed-income community to replace demolished structures.

As part of its rehabilitation and redevelopment, the CHA will incorporate design features and technological advances that will meet the needs of all of its residents.

By the end of FY2003, the CHA will have completed nearly 60% of the approximately 25,000 public housing units promised under the Plan for Transformation.



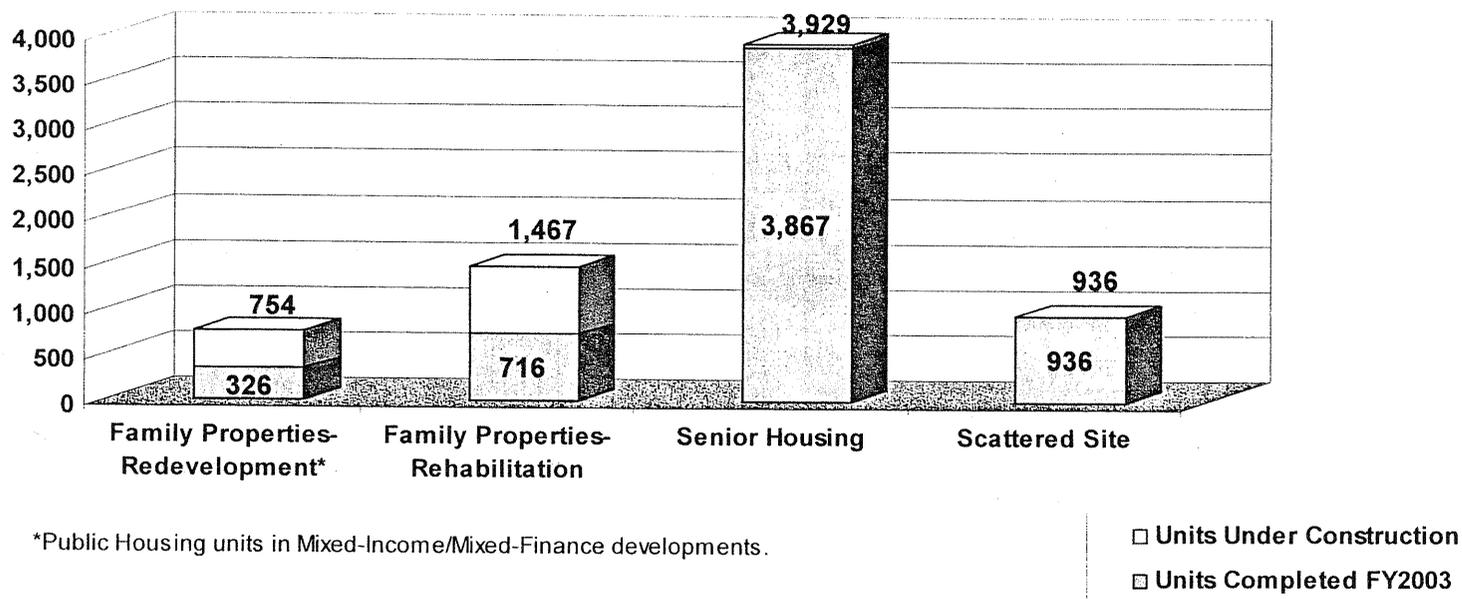
*Public Housing Units in Mixed-Income/Mixed-Finance Developments.

Unit Completion Information			
Development Type	FY2002 and Before*	FY2003	Cumulative Total
Senior Housing	5,526	3,867	9,393
Scattered Site	1,840	936	2,776
Family Properties - Rehabilitation	0	716	716
Family Properties - Redevelopment	1,177	326	1,503
Total	8,543	5,845	14,388
<i>Percent of 25,000</i>			58%

*This includes FY2002 unit completion projections.

FY2003 will be a milestone year of building around the City of Chicago. With active engagement of the residents, the community, private partners and the City of Chicago, the CHA will completely rehabilitate or redevelop 5,845 public housing units. The chart below highlights those units that will be completed in FY2003 and the total units that will be under construction:

FY2003 Construction and Unit Delivery Plan



CHICAGO HOUSING AUTHORITY'S FY2003 PLANNED UNIT COMPLETION SCHEDULE

CATEGORY	TYPE	1999 Plan for Transformation		Planned Units	Units through FY2001	Construction Activity FY2002	Planned Unit Delivery FY2002	Construction Activity FY2003	Planned Unit Delivery Schedule						
		Existing Units 10/1/99	Occupied 10/1/99						FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009
		Family Properties-Redevelopment													
Redevelopment as mixed income (Includes Off-Site Mixed-Income Residential Properties)															
1	ABLA Homes	3,235	1,079	1,467	329	0		0		75	103	178	233	268	281
1	Cabrini Ext Replacement	926	152	700	76	78	57	77	42	85	114	95	135	50	46
1	Henry Homer Homes	1,743	682	824	553	27		87	87	59	45	80			
1	Lakefront Replacement Housing	0	0	441	106	37		65	37	76	86		12	62	62
5B	Rockwell Gardens	1,136	439	264		14		84	28	57	85	72	22		
5B	Stateway Gardens	1,644	689	439		26		130	26	104	79	117	113		
1 & 5B	Taylor Homes	3,784	1,559	851	56	0		81		104	165	210	171	90	55
1	Madden/Wells/Darrow	2,891	1,426	900		12		63	12	51	91	205	180	180	181
	Total	16,359	6,026	6,886	1,120	194	57	587	232	611	768	957	866	650	625
Rehabilitation as mixed income															
1	Hilliard Homes	710	307	305		153		153	94	59		152			
1	Washington Park/St. Edmunds Meadows	56	13	14				14	0	14					
	TOTAL Family Properties - Redevelopment	16,125	6,346	6,152	1,120	347	57	764	326	684	768	1,109	866	650	625
Senior Housing															
2	Rehabilitation of CHA senior housing	9,480	8,044	9,393	1,026	6,376	4,500	3,867	3,867						
	Flannery assisted living project			62		62		62		62					
	Total	9,480	8,044	9,455	1,026	6,376	4,500	3,929	3,867	62	0	0	0	0	0
Scattered Sites		2,922	2,400	2,776	750	1,090	1,090	936	936						
Family Properties-Rehabilitation															
5A	Altgeld Gardens/Murray Homes	1,998	1,713	1,998		0		0		400	700	350	250	298	
4	Bridgeport Homes	155	136	102		102		102	50	52					
4	Cabrini Extension	18	18	In SS		0		0							
4	Lake Parc Place	300	235			0		300	300						
4	Lawndale Gardens	128	120	128		0		128	28	100					
4	Lowden Homes	128	115	121		121		121	80	41					
5A	Trumbull Park Homes	486	382	458		0		458	200	258					
4	Wentworth Gardens	422	386	358		0		358	58	150	150				
	Total	3,635	3,105	3,465	0	223	0	1,467	716	1,001	850	350	250	298	0
Rehabilitated or Redeveloped															
5B	Cabrini South/William Green Homes/1230 N. Burling	1,699	1,130	Undecided											
4	Cabrini Rowhouses	586	466	Undecided											
5A	Dearborn Homes	800	603	Undecided											
5A	Harold Ickes Homes/Prairie Courts Extension	1,006	823	Undecided											
4	Lathrop Homes	925	747	Undecided											
4	Lawndale Complex	187	1	Undecided											
4	LeClaire Courts Extension	300	270	Undecided											
5B	Randolph Towers	155	137	Undecided											
5B	Washington Park Highrises	468	192	Undecided											
4	Washington Park Lowrises	488	226	173*											
	Total	6,614	4,595	3,099	0	0	0	0	0	0	0	775	775	775	774
PUBLIC HOUSING TOTAL		38,776	24,490	25,000	2,896	8,036	5,647	1,086	5,845	1,747	1,618	2,234	1,891	1,723	1,399
Cumulative Total							8,543		14,388	16,135	17,753	19,987	21,878	23,601	25,000

*Minimum number of replacement units for Washington Park pending final Plans

Rehabilitation

The CHA started its transformation of public housing by creating a better place to live for its senior residents and its families living in scattered site housing. Accelerated by a landmark bond issue, the senior and scattered site rehabilitation effort will be completed in FY2003, with the renovation of 12,169 total units.

As rehabilitation efforts continue, the low- and mid-rise family developments will be the focus of planning and construction activities. Rehabilitation will be underway at 1,467 units in six developments in FY2003, delivering 716 homes for families by the end of the year.



Senior Housing Rehabilitation

By the end of FY2003, the CHA will complete the renovation of 9,393 units of housing for its senior residents. This program includes the complete rehabilitation of every apartment and the common areas in all senior buildings.

The CHA is also initiating a project to create an assisted living facility for seniors. This facility would combine housing, supportive services, personalized assistance and healthcare designed to meet the individual's needs on a daily basis. This proposed project would rehabilitate a vacant senior building (one of two buildings that comprise Flannery Apartments) to provide an estimated 62 apartments for elderly public housing residents in a mixed-income community of 125 total units. The other Flannery building is also undergoing renovation, but as part of the senior rehabilitation program.



Senior Unit Rehabilitation Information	
Year	Units Completed
FY2001	1,026
FY2002 Projection	4,500
FY2003 Planned	3,867
FY2004 Assisted Living	62
Total	9,455

Scattered Site Rehabilitation

The CHA's scattered site inventory consists of approximately 3,000 units dispersed throughout the city. The CHA's scattered site inventory is divided into five geographical areas: North Central, North East, South East, South West and West. These units are traditionally located in more economically and racially diverse areas of the city and their structures more closely resemble adjacent market rate housing.

The CHA's rehabilitation of these properties includes improvements to the exterior and interior of the buildings, as well as the mechanical systems. Moreover, the CHA is modernizing kitchens in each apartment by installing new appliances and fixtures. FY2003 will mark the completion of the Scattered Site Rehabilitation Program.



Scattered Site Rehabilitation Information	
Year	Units Completed
FY2001	750
FY2002 Projected	1,090
FY2003 Planned	936
<i>Total</i>	<i>2,776</i>

Family Housing Rehabilitation

Planning began in FY2001 at four of the CHA's low- and mid-rise properties. These properties will regain their status as high quality housing for families after rehabilitation is completed. The planning for renovation of the family properties is taking place with the participation of Working Groups. These Working Groups are composed of resident representatives from each site, representatives from adjacent communities and other stakeholders. These participants provide valuable input to site plans and the overall scope of rehabilitation. These properties are being rehabilitated to help blend public housing into adjoining neighborhoods.

In FY2003, the CHA expects to have 1,467 low- and mid-rise units under construction and to complete 716 of these units by the end of FY2003 at Bridgeport Homes, Lake Parc Place, Lawndale Gardens, Lowden Homes, Trumbull Park and Wentworth Gardens.

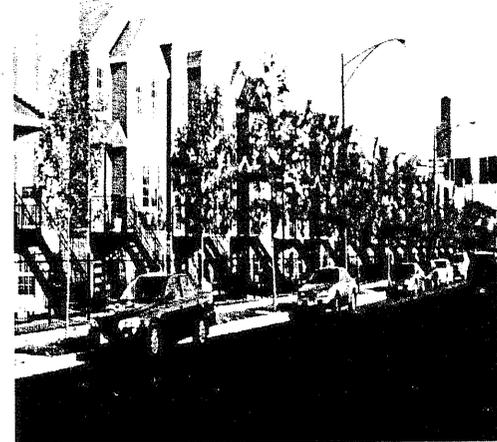
Family Unit Rehabilitation Information		
Developments and FY2003 Plans	FY2003 Units Under Construction	FY2003 Planned Unit Delivery
Altgeld Gardens/Murray Homes: Planning will continue in FY2003 with construction starting in FY2004.	0	0
Bridgeport Homes: Rehabilitation will begin.	102	50
Cabrini Extension: Rehabilitation will be completed in FY2002 and deliver 18 units under the Scattered Site program.	0	0
Lake Parc Place: Moderate rehabilitation will occur.	300	300
Lawndale Gardens: Planning will occur in FY2003 and rehabilitation will begin.	128	28
Lowden Homes: Rehabilitation will begin.	121	80
Trumbull Park Homes: Rehabilitation will begin.	458	200
Wentworth Gardens: Rehabilitation will begin.	358	58
<i>FY2003 Total</i>	1,467	716

Redevelopment of Mixed-Income Communities

One of the primary objectives of the Plan is to replace CHA gallery-style high-rise buildings with new, mixed-income communities.

To achieve this objective, the CHA has and will continue to gather resident leadership, local community representatives, property managers and technical advisors into redevelopment Working Groups. These Working Groups are responsible for helping to create the redevelopment plan for the community and partnering with the site's Development Team to see their plan become a reality.

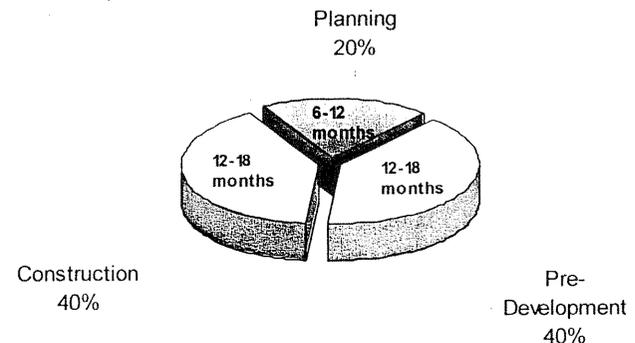
The creation of mixed-income communities is a lengthy process. Typically, it is necessary to divide a large site into several construction phases (sub-divisions of the total site) that occur either simultaneously or consecutively. This division allows the Developer to secure financing and to proceed with construction at a manageable pace. Therefore, a development as large as ABLA or Robert Taylor Homes may require multiple phases to construct and several years to complete.



Each mixed-income development phase consists of the following three main steps: planning, pre-development and construction. The chart below illustrates the time required for one phase of development.

- Planning activities for development start with the formation of Working Groups. They recommend a Master Development Team and/or a Planner and help create an overall plan for the site that includes both units and public spaces.
- Pre-development activities include securing financing, completing architectural specifications, rebuilding infrastructure (i.e., water and sewer lines, streets, etc.) and extensive coordination of public and private partners.
- Finally, construction activities begin. Upon completion of construction, new or rehabilitated units are available for public housing, low-income or market-rate renters and owners.

Components of the CHA Development Process



The CHA anticipates that planning and pre-development work at its redevelopment sites will begin to pay dividends in FY2003 with construction activity at seven of the nine sites referenced below. There will be construction activity in FY2003 on 754 public housing units and an estimated 326 of these homes will be completed by the end of the year. Because these units are part of larger, mixed-income developments, total construction activity at these sites will include approximately 2,600 affordable, market and public rental and homeownership units.

The following pages provide redevelopment summaries for:

Grace Abbott Homes/Robert H. Brooks Homes and Extension/Loomis Courts/Jane Addams Homes (ABLA)

Francis Cabrini Homes and Extensions/William Green Homes (Cabrini-Green)

Raymond M. Hilliard Center (Hilliard Center)

Governor Henry Horner Homes (Horner Homes)

Lakefront Homes

Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes (Madden/Wells/Darrow)

Robert Taylor Homes

Rockwell Gardens

Stateway Gardens

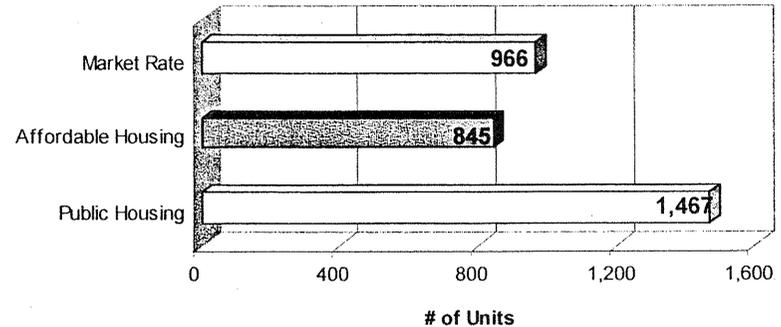
Grace Abbott Homes/Robert H. Brooks Homes and Extension/Loomis Courts/Jane Addams Homes (ABLA)



The ABLA housing site includes five developments: Grace Abbott Homes, Robert H. Brooks Homes and Extension, Loomis Courts and Jane Addams Homes. These developments were built in stages between FY1937 and FY1963. ABLA's \$600 million revitalization plan will redevelop the federally funded public housing at this site as a mixed-income community. This new community will consist of 1,467 CHA rental units (329 already completed in Brooks Homes and 1,138 to be developed), 845 affordable units and 966 market rate units. The redevelopment at ABLA will result in a mix of traditional housing types within the site's original street grid.

Community amenities are being developed. In FY2002, a new Jewel/Osco shopping center opened in close proximity to the ABLA site. In FY2003, the city will begin construction of a new community center equipped with an indoor swimming pool and a daycare facility. The CHA will work with the selected Development Team to secure the necessary additional financing and governmental approvals to begin construction of the first phase of housing development by early FY2004.

ABLA Unit Information



ABLA Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered To Date*	Units Under Construction FY2002	Units Under Construction FY2003	FY2003 Planned Units	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
1,467	329	0	0	0	75	103	178	233	268	281

*Includes units projected by year end FY2002.

Francis Cabrini Homes and Extensions/William Green Homes (Cabrini-Green)

Cabrini-Green consists of three redevelopment properties: Cabrini Extension North, Cabrini Extension South and Green Homes. Planning is in the early stages at Cabrini Extension South and Green Homes. The CHA started redevelopment planning for Cabrini Extension North in conjunction with a HOPE VI grant in FY1994.



Cabrini Extension North

Cabrini Extension North is an 18.4 acre site in the Near North Area of Chicago. The CHA will redevelop a total of 700 public housing units in this neighborhood on the Cabrini Extension North site (195 units) and in Cabrini Near North Developments (505 units).

Cabrini Extension North Site

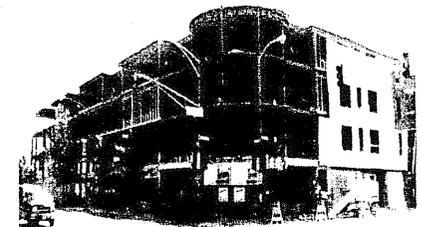
The 195 public housing units will be part of a 650 unit development which will be built on CHA-owned land. These units will replace the gallery-style high-rises of Cabrini Extension North.

Cabrini Near North Developments

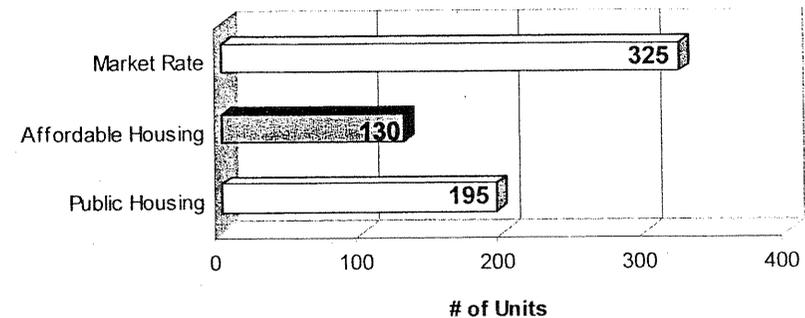
Five hundred and five (505) public housing units will be provided in the Near North Community in smaller mixed-income developments. A few of the developments completed to date are North Town Village, Old Town Square, Mohawk North, Mohawk Infill and Orchard Park. The CHA is working in a number of private/public partnerships to develop sites in and around the city's Near North area. The following are examples of a few properties which are under construction and will complete housing units in FY2003.

Renaissance North

Renaissance North is a new, mixed-use building on North Avenue which will include 18 public housing units within a 59 unit mixed-income community. This highly visible property will provide easy access to the local retail district as well as provide high-quality housing for families.

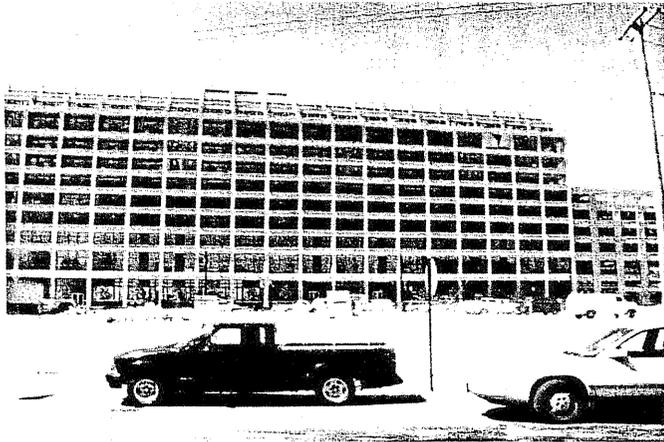


Cabrini Extension North Unit Information



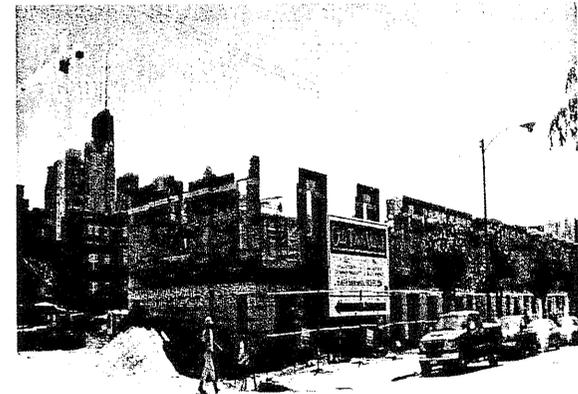
Cabrini-Green *(continued)*

Centrum



Sixteen (16) public housing units will be included in this innovative rehabilitation of the former Montgomery Ward Administration building. The property is being converted to residential use and will include a total of 288 condominium housing units.

Old Town Village East



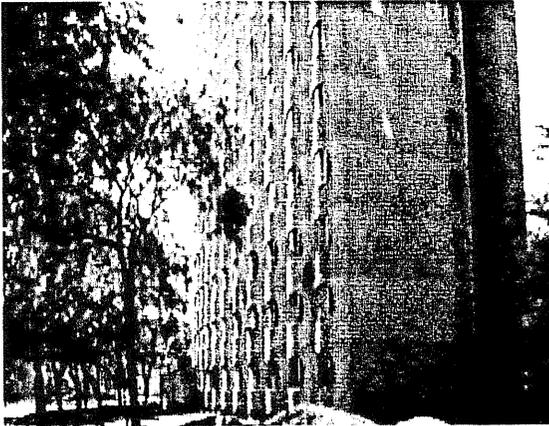
Old Town Village East will provide 28 public housing units within a 140 unit condominium at 1243 North Sedgwick Street. The Old Town area of Chicago is home to a new enclave of condominiums, townhomes and single family residences, offering CHA residents an opportunity to live in an economically integrated community.

Cabrini Extension North Unit Delivery Plan

Total Planned Units	Units Delivered To Date*	Units Under Construction FY2002	Units Under Construction FY2003	FY2003 Planned Units	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
700	133	78	77	42	85	114	95	135	50	46

*Includes units projected by year end FY2002.

Raymond M. Hilliard Center (Hilliard Center)

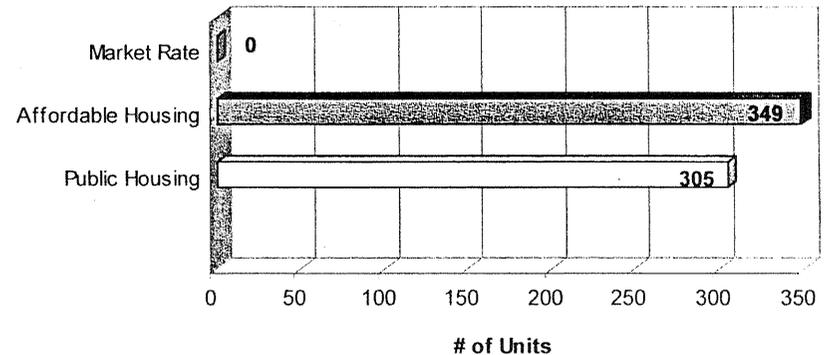


The Hilliard Center was built in FY1966 on 12.5 acres of land just three miles from Chicago's downtown. This development includes both family and senior housing. The rehabilitation plan for the Hilliard Center is to create a mixed-income community within the CHA's four existing structures.

The final plan for this site will deliver 305 public housing units (117 family units and 188 senior units) and 349 affordable tax credit units. On the southern end of the site, the Chicago Board of Education is currently constructing a school and teaching academy that will contain a community center and an indoor swimming pool. In neighborhoods surrounding this site, extensive revitalization is occurring with many new townhouses and condominiums now under construction.

During FY2002, the CHA will begin construction of 153 units at the Hilliard Center. In FY2003, 94 senior housing units will be completed. The remaining 59 family units in this phase will be completed in FY2004.

Hilliard Center Unit Information

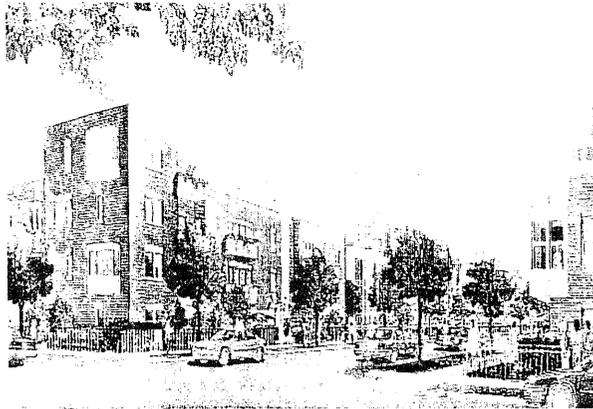


Hilliard Center Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered To Date*	Units Under Construction FY2002	Units Under Construction FY2003	FY2003 Planned Units	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
305	0	153	153	94	59	0	152	0	0	0

*Includes units projected by year end FY2002.

Governor Henry Horner Homes (Horner Homes)

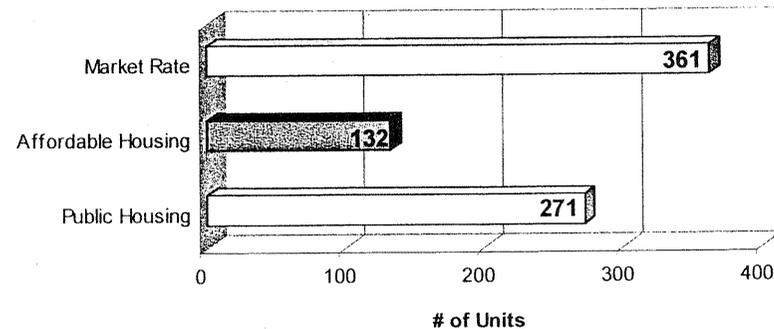


The commercial and residential development plans at Horner Homes are influenced by traditional Chicago neighborhood design and New Urbanist principles. This new community will provide a variety of housing options and economic opportunities for CHA residents.

Five hundred and fifty-three (553) public housing units at Horner Homes' Phase I have been completed: Horner Annex (90 units), West Haven (200 units) and 263 units in the surrounding geographical area.

The master plan for Phase II of redevelopment at Horner Homes calls for the construction of 764 housing units. The plan includes 271 public housing units, 132 affordable units and 361 market rate units on the Horner Homes site. Construction will begin in FY2002. The first 87 public housing units in this phase will be completed in FY2003.

Horner Homes Unit Information-Phase II



Henry Horner Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered To Date*	Units Under Construction FY2002	Units Under Construction FY2003	FY2003 Planned Units	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
824	553	27	87	87	59	45	80	0	0	0

*Includes units projected by year end FY2002.

Lakefront Homes

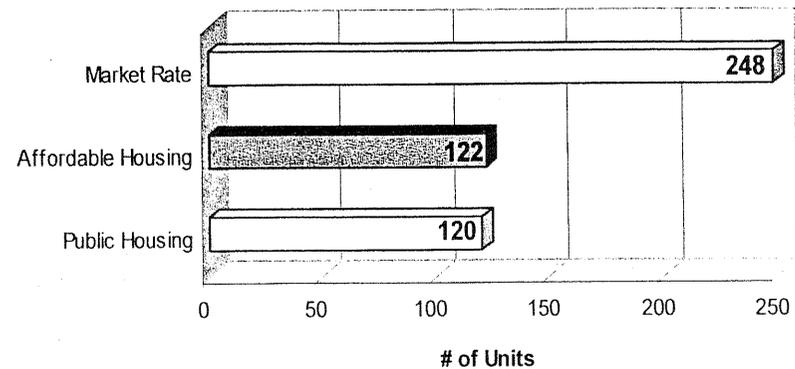
The Lakefront Homes property is located in the North Kenwood/Oakland community only four miles from downtown Chicago. This active community is rich in both history and architectural distinction. The CHA's Lakefront high rises were demolished in the mid-1990's as part of an agreement to provide 441 units of replacement housing. Replacement housing for Lakefront Homes is being provided at Lake Parc Crescent, Drexel Boulevard and in other locations throughout Chicago.

Lake Parc Crescent



The Lake Parc Crescent Plan includes a mixed-income development with a total of 490 units. One hundred and twenty (120) of these units will be dedicated to public housing residents. Lake Parc Crescent will begin construction in FY2002 with the first 32 units to be completed in FY2003.

Lake Parc Crescent Unit Information



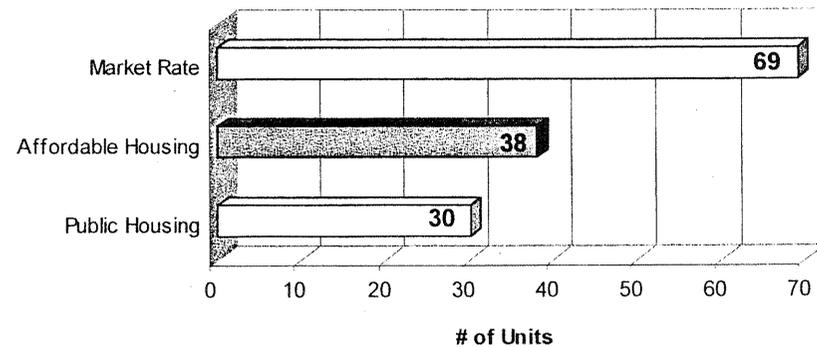
Lakefront Homes *(continued)*

Drexel Boulevard (Jazz on the Boulevard)



Jazz on the Boulevard is a new condominium development on Drexel Boulevard. Construction will begin in FY2002 on this mixed-income development. The first five public housing units will be completed in FY2003.

Drexel Boulevard (Jazz on the Boulevard) Unit Information



Plans for replacement housing for Lakefront Homes also include 291 scattered site units of public housing. To date, 106 of these replacement units have been completed.

Lakefront Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered To Date*	Units Under Construction FY2002	Units Under Construction FY2003	FY2003 Planned Units	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
441	106	37	65	37	76	86	0	12	62	62

*Includes units projected by year end FY2002.

Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes (Madden/Wells/Darrow)

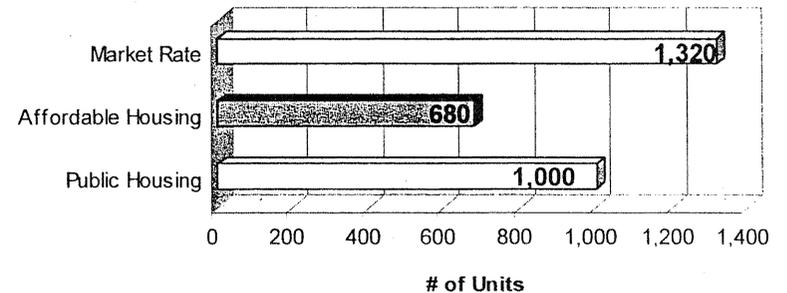


The Madden/Wells/Darrow site is on 94 acres located on the eastern side of the historic Mid-South/Bronzeville neighborhood. Bronzeville is one of the most historic, cultural and architecturally significant neighborhoods in Chicago. Madden/Wells/Darrow is two blocks from Lake Michigan and four miles from downtown Chicago.

The Madden/Wells/Darrow site will be transformed into a mixed-income, traditional Chicago neighborhood. This transformation includes the re-establishment of a traditional street pattern that

will connect the site to the surrounding community and the lakefront. The redevelopment plan features diverse housing types in a variety of architectural styles, landscaping, parks and additional amenities. A total of 3,000 new units will be constructed, with 1,000 units reserved for public housing residents (including 150 senior units, 750 family units and 100 units for sale to the residents).

Madden/Wells/Darrow Unit Information



The first phase of housing construction is scheduled to begin in late FY2002 and extend through FY2003.

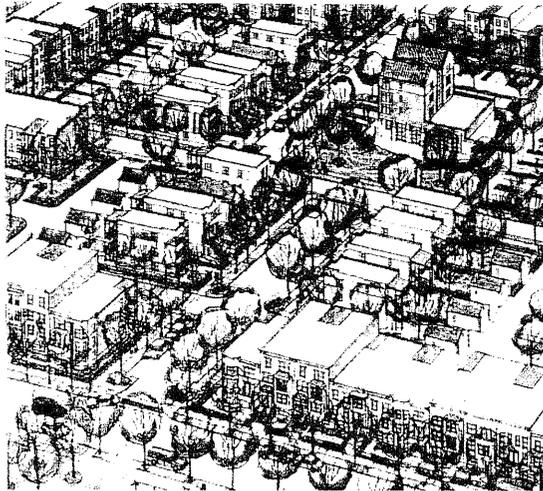
Madden Park/Wells/Darrow Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered To Date*	Units Under Construction FY2002	Units Under Construction FY2003	FY2003 Planned Units	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
900**	0	12	63	12	51	91	205	180	180	181

*Includes units projected by year end FY2002.

**The 100 for sale homes for public housing residents are not included in this number.

Robert Taylor Homes

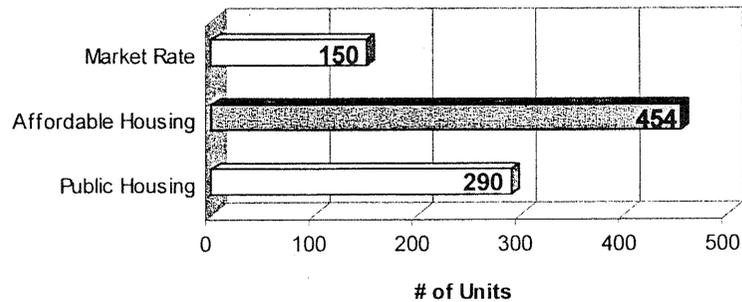


Robert Taylor Homes is located between 39th and 54th Streets along State Street. Robert Taylor's master plan includes the construction of 2,388 mixed-income rental and homeownership units, community facilities and new retail space. Of these 2,388 units, 851 will be public housing replacement units. Redevelopment has been planned for this entire site, with current pre-development activities focused on the northern portion of the site.

The CHA was awarded a HOPE VI Revitalization Grant in FY2001 for the northern portion of the Robert Taylor Homes site. Pre-development activities will begin in FY2003. There will be 894 new housing units in the northern portion of the site. Two hundred and ninety (290) of these units will be reserved for public housing residents.

The CHA is also proceeding on the off-site development of 251 public housing units in the surrounding neighborhood. Per the master plan, construction activities for the southern portion of the Robert Taylor site are not scheduled for FY2003.

Robert Taylor Homes-Northern Portion Unit Information

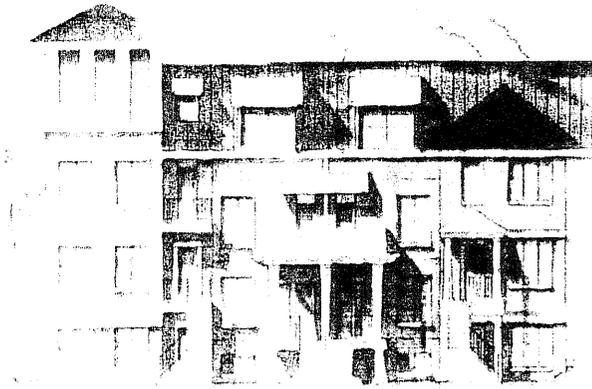


Robert Taylor Homes Unit Delivery Plan

Total Planned Units	Units Delivered To Date*	Units Under Construction FY2002	Units Under Construction FY2003	FY2003 Planned Units	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
851	56	0	81	0	104	165	210	171	90	55

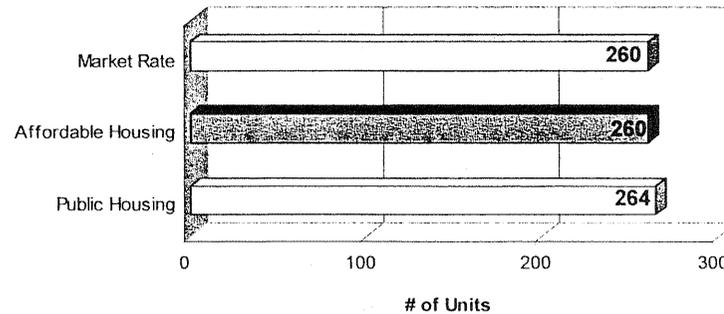
*Includes units projected by year end FY2002.

Rockwell Gardens



Rockwell Gardens is located on 17 acres of land on Chicago's West Side just three miles from downtown Chicago. This site is near the United Center (Theatre and Sports Stadium), the University of Illinois at Chicago and Rush Presbyterian St. Luke's Medical Center. The redevelopment plan for Rockwell Gardens includes 264 replacement public housing units on the Rockwell site and in the adjacent neighborhood.

Rockwell Gardens Unit Information



The first phase of redevelopment is currently planned to include both off-site and on-site public, affordable and market rate housing. Rockwell Gardens' master plan calls for the delivery of 28 newly redeveloped public housing units by year end FY2003.

Rockwell Gardens Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered To Date*	Units Under Construction FY2002	Units Under Construction FY2003	FY2003 Planned Units	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
264	0	14	84	28	57	85	72	22	0	0

*Includes units projected by year end FY2002.

Stateway Gardens

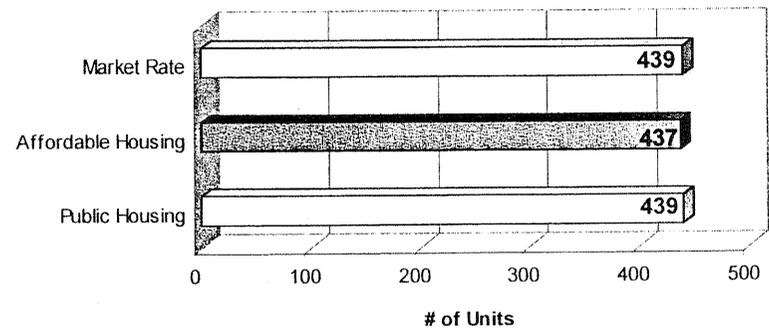


Stateway Gardens is located in the Douglas Community along the western edge of Bronzeville. Bronzeville is a thriving African-American community once known as the Black Metropolis. Stateway Gardens is surrounded by the Chicago Police Department's new Central District Headquarters, the renovation of the Illinois Institute of Technology, Comisky Park and the restoration of the historic Overton Building. This property is in the midst of one of the City's most active revitalization areas.

The master plan for this project will re-establish the neighborhood's character and create pedestrian friendly streets. This will be accomplished by re-integrating the street grid, developing parks and building diverse housing types.

This new mixed-income community will have significant homeownership and provide over 1,300 new housing opportunities. Approximately 885 units will be built on site and 430 off site. Stateway Gardens will be redeveloped in several phases over the next several years.

Stateway Gardens Unit Information



Stateway Gardens Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered To Date*	Units Under Construction FY2002	Units Under Construction FY2003	FY2003 Planned Units	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
439	0	26	130	26	104	79	117	113	0	0

*Includes Units projected by year end FY2002.

REHABILITATED OR REDEVELOPED PROPERTIES

The properties discussed in this section are those where revitalization plans have not been finalized. The planning process will determine the specific bedroom unit mix, the level of rehabilitation or redevelopment and whether the resulting community will be a mixed-income/mixed-finance community. Project planning for these properties will continue through FY2003. In the interim, the CHA maintains its commitment to provide approximately 25,000 units of public housing through its implementation of the Plan. The table below details the status of these properties:

Rehabilitated or Redeveloped Property Information	
Development	Status
Cabrini Extension South	Planning discussions will continue through FY2003 for the redevelopment of these properties.
William Green Homes	Planning discussions will continue through FY2003 for the redevelopment of these properties.
1230 North Burling	Future development plans have not been determined.
Cabrini Row Houses	This site is being rehabilitated as a temporary relocation resource. Future development plans have not been determined.
Dearborn Homes	This site is being rehabilitated as a temporary relocation resource. Future development plans have not been determined.
Harold Ickes Homes	This site is being rehabilitated as a temporary relocation resource. Future development plans have not been determined.
Lathrop Homes	Planning will begin in late FY2002 with the Working Group.
Lawndale Complex	Planning will begin in FY2003 with the Working Group to determine the scope of future development.
LeClaire Extension	Planning will begin in FY2003 with the Working Group to determine the scope of future development.
Washington Park Low Rises	Planning is underway with the Working Group to determine the strategy for redevelopment of Washington Park Low Rises to include both rehabilitation and redevelopment.
Washington Park High Rises	Planning for the sites of the gallery-style high rises will be determined in conjunction with the low-rise properties.
Randolph Towers	Future development plans have not been determined.
St. Edmunds	Rehabilitation is planned to begin in FY2003 to provide 14 public housing units in a 56 unit mixed-income development at several Washington Park low-rise properties.

COLLABORATIONS

Resident Participation

There are residents involved in all aspects of both the redevelopment and rehabilitation process. Residents participate on the Working Groups for each site. They have the opportunity to attend community meetings and provide input and direction toward creating better communities.

In FY2003, the CHA will continue to provide technical assistance to resident representatives assigned to Working Groups to facilitate resident input throughout the redevelopment and rehabilitation processes.

Coordination with the City of Chicago

In order for the CHA to reach its goals, the City of Chicago's planning, infrastructure and housing departments and the Mayor's Office for People with Disabilities (MOPD) are all essential partners.

City of Chicago Partnerships:

- A Chicago Department of Planning and Development (CDPD) representative is a member of each Working Group and plays a major role in integrating and coordinating the CHA's plans with those of adjoining communities. The CDPD also works with the MOPD to review and approve site and building plans for each Development Team.
- The Chicago Department of Transportation (CDOT) is responsible for coordination of all public infrastructure improvements at each development site. Those improvements include new water and sewer main installation, roadway construction and street and alley lighting installation. The City agencies involved are the Departments of Water, Sewer, Transportation and the Bureau of Electricity in the Department of Streets & Sanitation.
- The Chicago Department of Housing (CDOH) is also an essential partner in the CHA's redevelopment efforts. The CDOH works with the Development Teams at major sites to review and support housing plans. The CDOH works with the CHA to ensure affordable and public housing delivery at each redevelopment site. It also provides critical financing to implement the development of these new communities.



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- The CHA is working with the MOPD to ensure equal access for persons with disabilities. With the assistance of the MOPD, the CHA will solicit a contractor to first conduct an evaluation of its property inventory. The purpose of this evaluation is to identify existing barriers that may discriminate against residents with disabilities. The contractor will then work with the CHA and the MOPD to develop a comprehensive plan to remove these barriers.

Partnerships with Private Developers

As another approach to increase affordable housing options, the CHA is interested in receiving proposals from private developers who would like to include public housing units within their new or rehabilitated housing developments on non-CHA owned land. The CHA may jointly solicit proposals or qualifications in conjunction with the CDOH and the Illinois Housing Development Authority (IHDA) to invest in these types of housing developments.

Enhancing Affordable Housing Opportunities through the HCV Program

The Housing Choice Voucher (HCV, formerly known as Section 8) Program is the CHA's largest program. This program currently offers affordable housing to over 32,000 families. One of the major goals of the HCV Program is to expand housing choices for low-income families.

The HCV Program consists primarily of tenant-based HCVs which are issued to families. With a HCV, a family receives a monthly subsidy that allows them to rent in the private market. In addition, the CHA provides subsidies through a project-based voucher program. The CHA enters into an assistance contract with the owner for specified units and for a specified term. A description of the FY2003 administrative goals for the HCV Program is provided in Chapter 3.

The CHA offers a number of programs to both HCV participants and landlords that are designed to help expand housing options. These programs are discussed below and include mobility initiatives, the homeownership program and programs which will provide developers with project-based vouchers to create new affordable units in low-poverty neighborhoods.



Deconcentration of Poverty Through Mobility and Outreach

The CHA offers families receiving HCVs a wide variety of housing choices, including opportunities to live in low-poverty neighborhoods throughout the Chicago metropolitan area. CHA activities that promote deconcentration of low-income families through the HCV Program are summarized below:

Mobility Counseling

The Mobility Counseling Program administered under the HCV Program assists families who have been voucher recipients for at least one year find suitable housing in low-poverty neighborhoods. The CHA contracts with private agencies to provide Mobility Counseling to current and potential HCV households that are interested in moving to low-poverty and/or opportunity areas. Opportunity areas are defined as census tracts with no more than 23.49% of families with incomes below the poverty level and no more than a 30% African-American population. These programs provide workshops on resident rights, housing search techniques and fair housing laws. These programs also prepare and support families as they seek new housing opportunities.



The CHA is taking steps to assist HCV families to find greater economic opportunities. For example, the mobility counseling contractors hired to provide relocation assistance to residents are required to show at least one unit in a low-poverty area to each family using a HCV.

Gautreaux Counseling

Through the Leadership Council, the CHA offers specialized counseling to encourage public housing residents to move to an opportunity area. For those families interested in living outside the City's boundaries, their new community choice must contain a poverty rate of less than 10% and an African-American population of less than 10%. The CHA has set aside 500 HCVs to be used by residents who express interest in this special program.

Landlord Outreach

Education and recruitment of new landlords in the HCV Program further expands available housing choices for low-income families. The CHA employs education strategies that range from presentations at community meetings to one-on-one discussions with current and potential landlords. Administration of the HCV Program continues to be streamlined and re-engineered to increase new landlord participation.

Homeownership

The CHA dedicates a portion of its HCVs to a homeownership program called Choose to Own. This program provides low-income families with the opportunity to purchase their first home using a HCV subsidy. To qualify for participation in the Choose to Own Program, a family must also be enrolled in the Family Self-Sufficiency Program. These programs help families become self supporting and prepared to purchase and own their new home. It is anticipated that 50 families will purchase a home in FY2003 under this relatively new program.

FY2003 Choose To Own Activity	
Potential enrollees	400
Applicants to the program	200
Participants completing pre-purchase counseling	120
Participants pre-qualified by bank	75
Total number of families purchasing a home	50

Project-Based Voucher Assistance

The CHA will provide several opportunities for developers to utilize project-based HCVs to provide affordable housing in Chicago and the surrounding metropolitan area. These opportunities are designed to maximize housing opportunities for very low-income families and individuals. The CHA's assurance of rental income through a project-based voucher commitment can be leveraged by a Developer to obtain financing and provide affordable options for qualified families. The CHA may commit up to 814 vouchers to project-based developments in FY2003. Examples of the CHA's commitment to the project-based HCV Program are described below:

Regional Housing Initiative (RHI)

This program will encourage regional cooperation and partnership with other housing authorities throughout the Chicago area to provide housing opportunities to low-income families near jobs and major transportation centers. In FY2002, the CHA entered into an agreement with the housing authorities of Cook and Lake Counties to create a pool of HCVs for developers to use in their affordable rental properties located near regional job centers. The CHA will provide up to 219 vouchers for this pilot program in FY2003. The RHI is a competitive program which will provide incentives to developers seeking an allocation of low-income tax credits. The CHA will refer families from the HCV wait list to each developer receiving the project-based contracts.

Chicago's Five Year Supportive Housing Program

The CHA is providing 295 project-based vouchers over five years to the Chicago's Supportive Housing Program. These vouchers will provide housing opportunities to families and single persons in need of transitional assistance. This program will be administered through the CDOH.

Project-Based Program for Development

The CHA may provide up to 300 project-based vouchers in FY2003 in conjunction with proposals from private developers that want to include project-based voucher units in their new or rehabilitated housing developments.

Chapter 2: Ending Isolation

The CHA seeks to end the economic and social isolation of residents by not only redeveloping and rehabilitating public housing, but also by linking them to job training, job opportunities and other services that promote self sufficiency.



By placing large concentrations of low-income households in public housing developments, residents became physically and socially separated from the rest of the city. Fewer job opportunities, chronic unemployment, escalating crime rates and a lack of exposure to many of the City's resources are some of the major factors that have prevented CHA residents from integrating into the larger community.

The CHA is working to end resident isolation by helping residents access social services, identify job opportunities and gain self sufficiency. By providing this assistance, the CHA endeavors to increase the likelihood that residents will successfully transition to mixed-income communities.

This chapter will discuss the CHA's approach to ending resident isolation:

- Economic and Social Self Sufficiency
- Supporting Residents through Relocation

Economic and Social Self Sufficiency

The CHA will help residents attain self sufficiency by providing residents with links to a variety of human services in their community. The CHA's Service Connector System incorporates resident outreach with access to a broad network of successful human service agencies. The network includes access to a wide variety of occupational training, job opportunities and other supportive services intended to promote sustained employment, lease compliance, community integration and family stability. These efforts are designed to address the risk factors that hamper the residents' goal of self sufficiency, specifically: insufficient networks for family support, inadequate family management practices, high unemployment and deteriorating community conditions.

These supportive service efforts are complemented by partnerships with organizations such as Windows of Opportunity, Merit Music and the Mile Square Health Center. Services that these partnerships offer include scholarships, healthcare services, music instruction and substance abuse prevention.



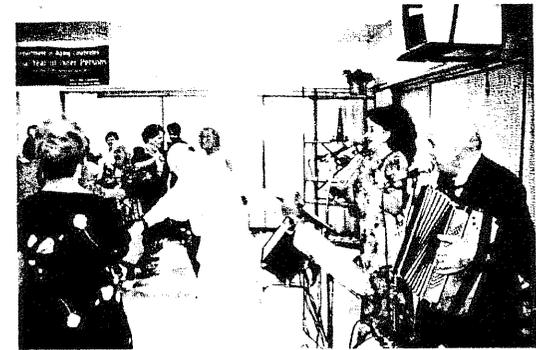
The Service Connector System

The Service Connector System is designed to enable CHA residents to achieve economic self sufficiency, gain housing permanence and participate fully in their communities. The Service Connector System is based on the premise that every family should be connected to services that support movement towards permanent housing and economic self sufficiency. Although the CHA has outsourced its programs that provide direct services, the Service Connector remains a critical connector between the CHA and its residents.

The Service Connector System is a network of well-established, skilled social service agencies. The system is administered through contracts with the Chicago Department of Human Services (CDHS) and the Chicago Department on Aging (CDOA). The Service Connector reaches residents in a variety of formal and informal ways and aims to enable residents to address challenges. "Outreach" starts with a family assessment that focuses on removing obstacles to personal goals. Counselors working with this system provide information, interagency referrals, service coordination and case management for all residents in senior and family developments. The Service Connector places a high priority on facilitating easy access to assistance, however, use of the services are the responsibility of the residents. Progress is monitored and intensive follow-up is provided to ensure CHA families are getting the targeted help they require.

Senior Service Connector System

The Senior Service Connector System provides its services to senior public housing residents to sustain and prolong healthy, independent living. The CDOA coordinates senior social activities. The annual goal is to reach all seniors living in senior housing through outreach or relocation assistance activities. Special attention is paid to seniors during extreme weather conditions including regular well-being checks and daily visits. The Senior Service Connector System also collaborates with the Senior Housing Rehabilitation Initiative project sponsored by the Housing Opportunities and Maintenance for the Elderly (H.O.M.E.). H.O.M.E. provides aid and support for independent living arrangements, relocation services, moving services and delivery of selected furnishings for the CHA's senior residents.



Family Service Connector System

The Family Service Connector System's focus for FY2003 will be to ensure that residents qualify to accept an offer of new or rehabilitated housing, beginning with adherence to site specific criteria and ending with a "better place to live."

At the CHA's family developments, the Service Connector System is administered through a contract with the CDHS. Through the CDHS, agencies are assigned responsibility for the system's management. These regional agencies subcontract with local community based institutions that have partnership relationships with hundreds of other nonprofit organizations and government agencies. These partnerships create a supportive network of family services. Through careful monitoring and performance-based payment, these core agencies are held accountable for the quality of services provided to CHA residents.

In FY2003, funding and staffing will increase by approximately 17%. To facilitate service delivery, family developments are aggregated into six geographical clusters. The number of staff within each cluster reflects not only the number of families in occupancy, but also the degree to which the geographical clusters are impacted by relocation activities. Each cluster receives direction from a service cluster operations supervisor who manages the on-site staff. The staff includes case managers, resident advocates and service coordinators who provide direct service, outreach, referrals and management of the service delivery and its outcome. The Service Connector System also coordinates services to residents throughout the relocation process.

For FY2003, the system's intake and assessment goal is 60,000 interactions. It is estimated that many families will require multiple engagements and interactions for assistance. The Service Connector System is one way the CHA helps residents achieve success in their new community.

Self Sufficiency Focus Areas

To achieve resident success the focus is on sustained employment, lease compliance, family stability and community integration. As described below, the CHA and the Service Connector System collaborate with their sister agencies: the City of Chicago, Chicago Public Schools and the Chicago Park District to provide a number of services and programs in support of the focus areas.

Sustained Employment

The CHA is committed to providing opportunities for families to attain and maintain employment and to become economically self-sufficient. The Plan provides that 3,000 residents will be placed in permanent, full-time jobs through the Service Connector System by FY2005. With support from the Mayor's Office of Workforce Development (MOWD) and other City and sister agencies, the Service Connector's annual employment target for FY2003 is set at 1,500, a 25% increase above the annual target for FY2002. Given the accelerated pace of placements, the CHA is likely to surpass the 3,000 job placement target by the first quarter FY2004.

The successful youth summer employment program, through the Mayor's KidStart Program, will provide 1,500 CHA youth with employment. Partners in this program include the MOWD Summer Employment Program, the Chicago Park District, Prologue, the Chicago Public Schools, Gallery 37 and various corporate sponsors.

The Service Connector System is evolving its focus from job attainment to wage progression, job advancement and job retention. With support from the MOWD, other city departments, city sister agencies and local employers this public-private employment effort will mean that more CHA families will move toward sustained employment.

Additional employment assistance will be provided through the Charles Hayes Family Investment Center (FIC). The FIC's programs provide access to technical education and employment opportunities for residents living in public housing. The FIC plans to establish satellite computer labs for job related resident use and training in Dearborn Homes, LeClaire Extension and at other sites as directed by the CHA. The CHA plans to enhance its ability to provide resident job training and staff development training at the FIC by installing a satellite dish for on-line training access.

Lease Compliance

Referrals from the CHA's private and resident property management firms to the Service Connector System are key to maximizing resident advancement toward self sufficiency. The firms are uniquely positioned to intervene when families are experiencing difficulties that impact their ability to remain lease compliant. The Service Connector site offices maintain close working relationships with development site managers to further their mutual interest in housing permanence for CHA families. The projected number of referrals to support lease compliance in FY2003 is 15,000. Lease compliance is not only the key to families remaining where they are, but it's also key to families' right to return to their permanent housing choice.

The CHA's celebrated Good Neighbor Workshops will continue in FY2003 at CHA developments and scattered site housing. The Workshops follow the relocation schedule to help families make a successful transition to their new homes. Participation in the Workshops is recommended for all heads of households. Good Neighbor Workshops help residents improve their home management skills such as housekeeping, budgeting and parenting as they navigate new responsibilities. The program's inception in FY1999 coincided with the beginning of the Plan. Since then, more than 2,500 residents have participated in the Good Neighbor Workshops. Residents beginning the relocation process are introduced to their on-site Service Connector at a Good Neighbor Workshop. Through participation in the Good Neighbor Workshop, CHA residents learn to face their fears about moving to a new place and learn to confront challenges proactively. Additional refresher workshops will be offered to families who are expected to relocate in FY2003.

Family Stability

The Service Connector System's family stability effort keeps children and families mentally and physically healthy, youth positively engaged and promotes lifestyles that support lease compliance. The projected number of referrals to support family stability in FY2003 is 30,000. The long term viability of the newly redeveloped communities will be enhanced by family "stability."

For families whose needs are more complex in nature, the Service Connector System provides access to facilities such as Recovery Home. Recovery Home provides families with drug and alcohol abuse treatment as well as recovery support and family counseling. Another important resource to the Service Connector System is the CHA's Victim Assistance Program. This program helps stabilize families impacted by violent crime, domestic violence and ongoing threats to their physical safety.

The CHA operates a number of food programs to promote healthy families. The CHA's summer food program for youth will provide another one million breakfasts and lunches during the FY2003 summer school break. In partnership with the CHA's nonprofit affiliate Windows of Opportunity, during Thanksgiving and Christmas, food baskets are made available to some CHA families and seniors to promote and provide good nutrition. Also, during the holiday season special activities are held with families to promote strong family values and traditions.

Community Integration

To end the isolation of the CHA families, the CHA is working with residents to help them fully integrate into their current and future neighborhoods. For example:

- Through recreational initiatives with the Chicago Park District, CHA youths are able to easily participate in their programs;
- With the assistance of the Chicago Public Schools, the CHA is working to minimize disruption that could arise from family relocation, including addressing transportation issues and enhancing consistent and useful communication during student transition; and
- In various communities, CHA youth can engage in activities provided by neighborhood anchoring institutions such as the Duncan YMCA or the Chicago Police Department's District affiliated YouthNets.

Resident Outreach and Communication

A key to the CHA's work to support residents is to provide them with clear, concise and accurate information that arrives in a timely manner. Through the CHA's Department of Internal and External Communication, a number of approaches will be undertaken in FY2003 to ensure better resident communication. Announcements of program services, events and/or activities will be distributed through monthly rent stuffers or featured on the CHA's new thirty-minute cable access television show, "A Better Place" which airs twice daily on the City of Chicago's municipal channels 23 and 49. Presidents of the Local Advisory Councils (LACs) and the Central Advisory Council (CAC) will continue to receive information through presentations and periodic mailings. Working Groups will provide periodic updates to residents on the progress of redevelopment. Additionally, fact sheets providing specific information by development will also be available for distribution. To ensure that no critical information is inaccessible to residents, special efforts have been engaged to assure that culturally appropriate materials are available for distribution. The CHA provides multilingual translations for seniors and families with limited English proficiency.

In FY2002, the Tenant Patrol Program was restructured and renamed "Resident Outreach Services". Resident volunteers from this initiative work in collaboration with the CHA, resident leaders, the Service Connector System and outside agencies to provide residents with information on the Plan, relocation and available services.

Other resident outreach initiatives will include:

- Financial assistance to the LACs, the Senior Housing Advisory Council (SHAC) and the CAC to develop resident leadership; and
- Working with the Chicago Alternative Policing Strategy (CAPS) to establish this program at current development sites.

Supporting Residents Through Relocation

The Plan calls for the construction or rehabilitation of approximately 25,000 units. The CHA realizes that the success of this effort will be measured not only by its ability to construct these units but also by the number of people who are able to adapt to their new environment. For the CHA to renovate and build new housing stock, most residents will move at least once. In FY2003, the CHA will conduct more than 2,600 moves to either a temporary or permanent location. The CHA recognizes that many relocating families face numerous obstacles and problems. As such, the Authority has invested significant effort in the past year to improve its relocation counseling, training and resident tracking system.

This section reviews the “new” relocation process as well as the projected move activity in FY2003.

Relocation Process

Relocation Department

To oversee and orchestrate its broad program of relocation services, in FY2002 the CHA created the Relocation Department. This department provides the infrastructure to operate a household-by-household system of support for residents faced with moving to temporary or permanent housing. The Relocation Department provides residents with personal outreach, ongoing communication and support throughout the moving process. Relocation Project Managers ensure that all communication and resources are available to residents at their property site. Relocation Project Managers work with an on-site team of Resident Relocation Coaches, Service Connector staff, counseling agencies, the LAC and property management to facilitate the resident relocation process.



Helping Residents Choose Their Future Home

The Relocation Rights Contract entitles every lease compliant household that legally occupied a CHA apartment on October 1, 1999, the right to return to public housing following rehabilitation or redevelopment. To exercise this right, the resident must remain lease compliant throughout the entire process until the time of return to a CHA unit. The Contract also requires the CHA to track residents through the relocation process.

Each resident can choose where they want to live during and after rehabilitation or redevelopment. During construction, many families will move to a temporary home. A temporary move can be made by the resident either to another CHA unit or to a unit in the private market using a temporary HCV. A resident’s permanent housing choice may include a rehabilitated or a new home within the CHA, or they may choose a HCV for use in the private market.

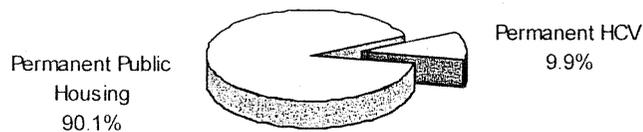
The experiences of residents undergoing relocation may differ depending on their current housing situation. Residents currently residing in family properties destined for demolition and redevelopment will move off the site on a temporary or permanent basis. If they choose to move permanently to a new or rehabilitated CHA unit, the family is likely to relocate to a temporary residence while waiting for their permanent home to become available. At properties where rehabilitation will take place on-site, including senior, scattered site and some family buildings, many residents will move only within the development or building itself.

Each household makes a housing choice through a Housing Choice Survey (HCS). The HCS was distributed in late FY2001 and early FY2002. Prior to making a housing choice, each household was offered opportunities to receive assistance and information to help make a well-informed housing decision. The primary vehicle for this important outreach was the HCS Clinics, which were held at all family developments in FY2001 and FY2002. These clinics offered residents one-on-one assistance in completing their HCS and also allowed residents to ask questions about the relocation process.

Households who are scheduled to relocate will be provided an opportunity to revisit and amend their temporary housing selections. At the leaseholder's pre-move recertification appointment, the Relocation Department will meet with each leaseholder to review their HCS and, if necessary, change their temporary choice based on the CHA's available housing inventory.

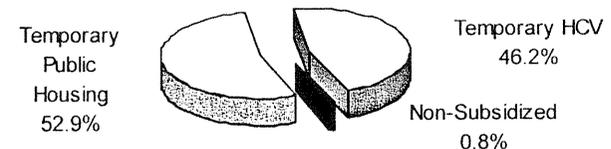
As of June 30, 2002, approximately 87% of residents had completed their HCS. The information below reflects the data entered into the Relocation Management Tracking System (RMTS) for approximately 87% of the total households.

**Housing Choice Survey Results:
Residents' Permanent Choices as of 08/22/02**



*This chart includes only those surveys entered in the RMTS System at the time of this report. Please note that choices may change during the relocation process.

**Housing Choice Survey Results:
Residents' Temporary Choices as of 08/22/02**



* This chart includes only those surveys entered in the RMTS System at the time of this report. Please note that choices may change during the relocation process.

Tracking and Reporting Each Resident's Status

The CHA is committed to tracking all residents during the relocation process. To achieve this objective, the Authority has implemented the Relocation Management Tracking System (RMTS) to track the progress of each family being relocated. This automated system is designed to keep close oversight of the status of each resident at every stage of the relocation process. This system will also ensure residents receive timely and accurate notices, updated information and access to critical services. In FY2003, the CHA will continue development and implementation of the RMTS. Pursuant to the Relocation Rights Contract, the CHA hired an independent auditor who will review the RMTS and the CHA's adherence to the contract.

Housing Offer Process

The Relocation Rights Contract outlines several steps which the CHA and resident families must follow to match each family with their permanent unit. The Housing Offer Process (HOP) is designed to offer each resident a unit in accordance with the process outlined in the contract. In FY2002, HOP numbers were generated for each CHA resident. Because of the sensitivity of the process, the CHA will continue to work closely with the resident leadership on a plan to educate residents about the specifics of the HOP process. Offers will be made according to the family's housing choices, family size, lease compliance status, property specific criteria and HOP numbers.

Maintaining Lease-Compliance

Complying with the terms of a CHA lease is imperative in the relocation process. Non-lease compliant residents forfeit their right to return to redeveloped or rehabilitated CHA housing.

At the initiation of the Relocation process, each resident undergoes a lease-compliance review. Families living in temporary locations must also remain lease compliant. If not, they receive notification from their property manager pursuant to the terms of their lease. When their permanent apartment becomes available, another review takes place to determine the resident's eligibility for new or rehabilitated CHA housing.

The CHA understands that families may need assistance in managing issues associated with lease compliance. Service Connectors play an instrumental role in this capacity. During relocation, the Service Connector will track the weekly progress of all relocated families who may not be lease-compliant.

Property specific requirements are developed with Working Groups at the redevelopment sites which are privately owned, mixed-income communities. Each resident will be informed of the existence of such requirements at least one year prior to their permanent move. The CHA will work closely with families who choose to live in a mixed-income development to provide early notice and assistance to help them meet the development's site criteria.

Move Activity FY2003

The Relocation Process is divided into two stages, Move-Out and Move-In. The Move-Out stage reflects the process and services associated with moving from an existing housing unit. The Move-In stage refers to the activities associated with moving to a permanent new residence. For many residents who are not immediately moved into their permanent housing choice, the relocation process includes a period of residence in temporary housing. As previously mentioned, the CHA provides counseling and other supportive services to help residents in temporary housing address their needs.

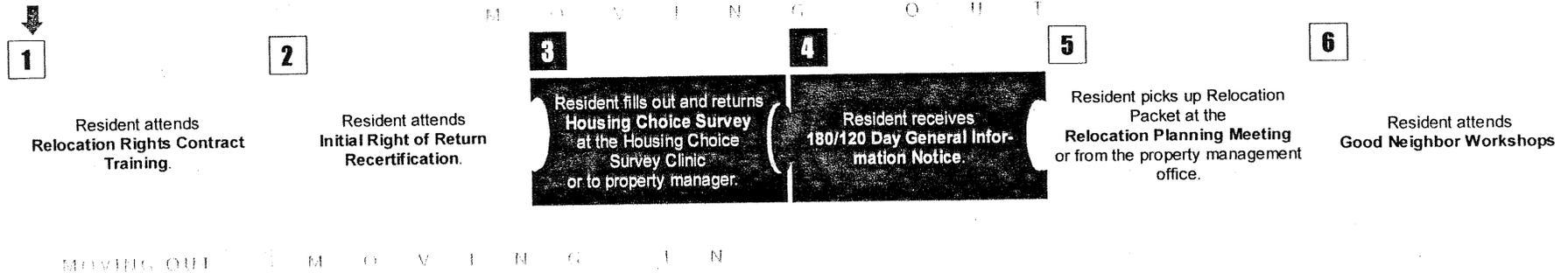
Relocation phasing is determined in conjunction with building consolidation plans for redevelopment or rehabilitation and demolition plans. These plans reflect the Authority's long term plan for the orderly closure of all buildings affected by rehabilitation and redevelopment as well as HUD's requirements and resident safety concerns. Before the relocation process can begin at any development or at any building, the CHA consults with the CAC and the LAC. The CHA's building consolidation and demolition plans are adjusted annually.

A chart showing the planned relocation for FY2003 is available in Appendix 8. The demolition plan for FY2002 through FY2005 is located in Appendix 5. Demolition may also take place within some rehabilitation properties to reduce unit density and to improve the quality of life for residents at certain sites.

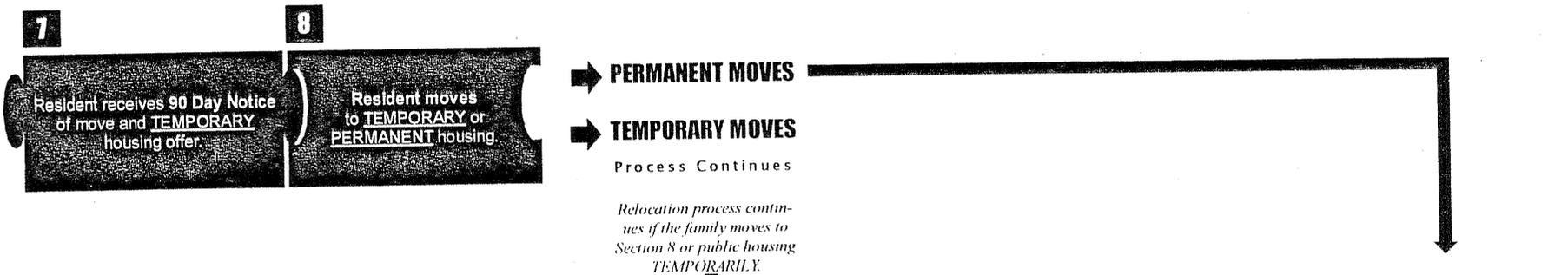
The relocation process is outlined in the chart on the next page. This chart also reflects the requirements of the Relocation Rights Contract.

RELOCATION PROCESS

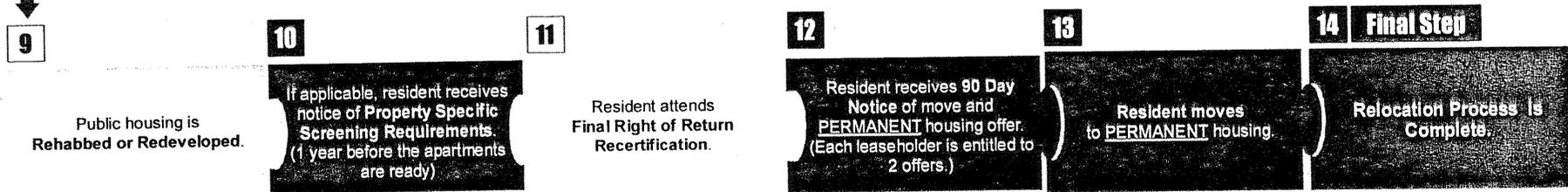
START



M O V I N G O U T



M O V I N G O U T



PLEASE NOTE:
This document highlights the major steps in the relocation (moving) process that is part of the CHA's Plan for Transformation. It does not include all the details of the relocation process. The purpose of this document is to help CHA residents better understand the relocation process.

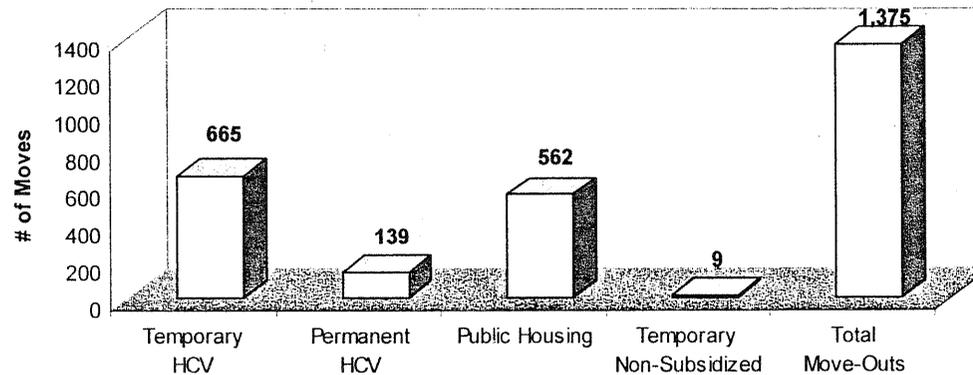
Only residents who lived in CHA on 10/1/99 have a "right to return" to new or rehabbed public housing. Residents who moved in to CHA after 10/1/99 have a "preference to return" to new or rehabbed public housing. This means that they can choose to come back to public housing after 10/1/99 residents. In other words, residents who lived in CHA on 10/1/99 will be the first group of people who can come back to new or rehabbed public housing, if that was their choice. After they move back to public housing, residents who moved in to CHA after 10/1/99 will be the second group of people who can come back to new or rehabbed public housing, if they expressed a "preference" to come back and if there are public housing units available.

Move-Out

In FY2003, the CHA is planning 1,375 moves out of public housing units. Move-Out, as discussed below, refers only to those families who will move in FY2003, or "Phase 3 families."

Phase 3 families will move from their current public housing unit to a temporary or permanent home. The chart below reflects the housing choices made by Phase 3 families who will move from buildings scheduled for closure in FY2003 or from family properties undergoing extensive rehabilitation: Wentworth Gardens and Trumbull Homes.

**Planned FY2003 Moves from Old Units to Temporary or Permanent Housing
(Move-Out)**



At family properties undergoing rehabilitation, residents may be able to move directly to their permanent choice within the same development. Due to this factor, there is some replication between the Move-In and Move-Out families.

The process for families moving out of their public housing units starts with relocation planning meetings at their development and early notice conveying the timing of their moves. The team of relocation and service connector counselors works closely with each family to ensure that their choices are honored as much as possible and that the move itself goes smoothly.

As stated previously, most relocatees will move into their temporary housing choice until permanent replacement housing becomes available. The CHA realizes that the redevelopment or rehabilitation of a site will not occur overnight. In an effort to maintain constant communication with temporarily relocated residents, the CHA plans to provide targeted mailings, conduct meetings with relocatees in the private market, provide written updates on Working Group activities and conduct tours of model units in mixed-income developments. The Authority will strive to keep all residents engaged in the Plan until its completion.

Move-In

The next stage in the relocation process is Move In. This stage refers to moving a resident into their permanent housing choice and all of the services, notices and meetings associated with that move. All residents who move into their permanent housing choice are counted as part of Move-In activity. This includes those who first relocated to temporary housing and those who will move permanently into the private market using a HCV.

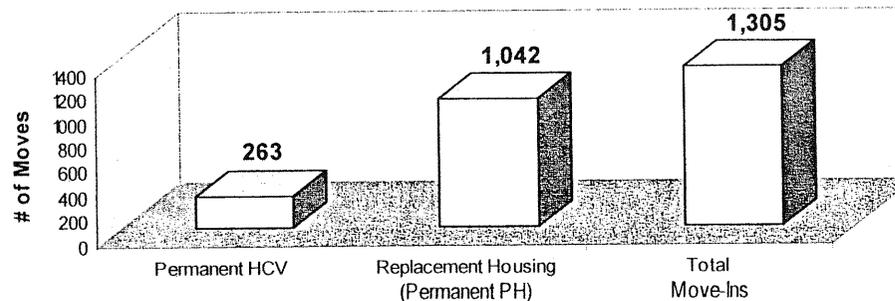
Family Move Activity

In FY2003, the CHA expects 1,042 moves to permanent public housing, housing which has been completely rehabilitated or redeveloped. The available housing will include scattered sites, redevelopment properties and family rehabilitation properties (see Chapter 1). Residents choosing to move into a redeveloped mixed-income community will move from their temporary housing choice into their permanent unit once the redevelopment is completed. At housing developments undergoing rehabilitation, the CHA is working to allow families to move within their current development where possible. Most families, however, will be moving from their temporary housing choice to their permanent units.



According to the housing choices made by residents, the CHA projects that 263 families will move to their permanent housing unit in the private market through the HCV Program.

Planned FY2003 Moves to Permanent Housing
(Move-Ins)



Senior Move Activity

By the end of FY2003, all residents living in senior housing will have moved into a newly rehabilitated unit within their existing building. By rehabilitating vacancies first, seniors will only move once, from their existing unit into a newly rehabilitated unit.

The resident service coordinators and the CDOA will provide support services to residents throughout the moving process. Some of the special services to be offered residents include a "special needs and move readiness assessment" for each senior and a homeowner inventory for relocating seniors. The H.O.M.E. program, a non-profit service provider, will also be involved to provide additional support to CHA's seniors. In some cases, H.O.M.E. will provide seniors with "gently" used furniture to help improve their quality of life.

The CHA is interested in encouraging seniors living in family housing to consider living in a senior-designated property. The CHA conducts tours for seniors who are interested in exploring this option and provides additional "post-move visits" to aid seniors who are transitioning into their new home.

Chapter 3: Sustaining Progress

To ensure residents obtain a higher quality of life over time, the CHA is implementing reforms to provide long-term financial solvency for the Authority and to enforce higher management performance standards.



In addition to the renewal of Chicago's public housing, the CHA will continue to enact management changes to sustain the progress it has achieved to date.

This chapter will discuss the CHA's plans for FY2003 to sustain its progress through:

- Operation of Public Housing
- HCV Program Administration
- CHA Management and Finance

13,000
unoccupied

Operation of Public Housing

38,776 units 10/1/97
32,000 units 12/31/02
6,776 demolished 3 yrs

The CHA currently owns and manages approximately 19,000 occupied federally assisted public housing units. The Authority's current housing stock includes 32,000 total units, however, most of the vacant units are slated for demolition or currently undergoing rehabilitation in accordance with this Plan. Throughout the Plan, the number of occupied and vacant units will vary due to rehabilitation, redevelopment or demolition to reach the final total of approximately 25,000 homes for public housing residents. The CHA is committed to providing and maintaining a high standard of management before and after the physical renewal of the properties.

The CHA works to ensure the delivery of high quality professional services by enforcing its property management contracts. The CHA contracts out property management services through third-party managers. Eighty-six percent (86%) of the units are operated by private management companies and fourteen percent (14%) are managed by resident management corporations (RMCs). Oversight of these third-party management contracts is provided by the CHA's Asset Management Department.

The CHA will start FY2003 with new management contracts at all properties. Each of these contracts include specific standards for performance and a system for monitoring the property managers' performance against the contract. Property managers are required to report regularly on their compliance with these standards and meet with CHA staff to answer questions and offer solutions to ongoing issues. Moreover, during the relocation process, property managers are responsible for implementing operational procedures, annual recertifications and assisting with the actual transfer of residents to their new temporary or permanent homes. When standards are not met, the CHA will prescribe penalties and closely monitor the contractors' improvements.

Adherence to these standards is essential to the CHA's success. Consequently, periodic audits of property managers are conducted to ensure adherence to contract service delivery. The CHA has established a Quality Control Division which is charged with regular audits of property management, including unit inspections, rent collections and income eligibility.

Public Housing FY2003 Property Management Goals

In FY2003, property management performance will be measured by the following nine property management goals¹:

Public Housing FY2003 Property Management Goals

BENCHMARKS	DEFINITIONS	FY2003 GOAL
Adjusted Vacancy Rates	The vacancy rate after adjustments for units held vacant due to planned demolitions (deprogrammed units) or pending rehabilitation.	The CHA will maintain an adjusted vacancy rate of not more than 10%. In FY2001, the adjusted vacancy rate was 19%.*
Recertification Completion	The number of recertifications outstanding. All residents must be recertified annually.	Complete all recertifications.
Emergency Work Order Response	The total number of emergency work orders completed/abated within 24 hours. An emergency work order is a physical work item that poses an immediate threat to life, health, safety or property or that is related to fire safety.	The CHA will respond to 100% of emergency work orders within 24 hours. In FY2001, the CHA responded to 99% of all emergency work orders.*
Response Time for Non-Emergency Work Orders	The number of days taken to complete non-emergency work orders. A non-emergency work order is defined as physical work items that do not pose an immediate threat to life, health, safety or property or that are related to fire safety.	The CHA will resolve non-emergency work orders within three days for senior properties and five days for family properties. In FY2001, the CHA resolved non-emergency work orders within 17 days for family properties and three days for senior properties.*
Outstanding Non-Emergency Work Orders	The number of non-emergency work orders that have not been completed.	Complete all non-emergency work orders.
Unit Inspection Completion Rate	The number of units inspected as a percentage of the total number of units requiring inspection. All units that have been occupied for any length of time during the year by residents, employees, or for non-dwelling purposes must be inspected annually.	Inspect 100% of all occupied units in accordance with HUD's Uniform Physical Condition Standards (UPCS). After inspection, the property manager will complete or issue work orders for all necessary repairs.
Rent Collections	The percentage of current rent collected. This percentage includes amounts due from residents in legal action for non-payment or One-Strike.	The CHA will collect 98% of rents for all properties. In FY2001, the CHA collected 95% of rents for all properties.*
One-Strike Cases Filed	The number of One-Strike cases that are filed within 30 days of notice of the arrest as a percentage of all One-Strike cases.	The CHA will file 100% of One-Strike cases within 30 days of notice of the arrest.
Budgetary Performance and Financial Reporting	The actual versus budgeted income and expenses of each property on a monthly basis.	All properties will complete the year within their assigned budget, unless there is an approved budget revision.

*Pursuant to the MTW Agreement, the FY2001 data will be updated in the FY2002 Annual Report.

¹ Vacancy Unit Turnaround Time – Vacant units are, with rare exceptions, held for redevelopment or rehabilitation and not “turned around” in the traditional sense. Therefore, the Authority has not set a goal for vacant unit turnaround. This statistic will begin to be emphasized once buildings have been rehabilitated/redeveloped and once relocation needs have been accommodated.

Admissions & Occupancy Policies

Since the original Plan, the CHA's Admissions and Occupancy policies and procedures have been revised to meet the needs of residents and the Authority. Policy revisions include the adoption of site-based wait lists, new preference policies, a pet policy and the designation of senior buildings to "senior-only" status. The grievance, income disallowance, imputed welfare and transfer procedures were also revised during this time. FY2003 will bring further changes to the Admissions and Occupancy policies and procedures.

Rent Policies

Currently, rents are limited to 30% of a resident's adjusted income, but will not be greater than the established ceiling rent. For the existing housing stock, ceiling rents are based on the Total Average Monthly Amount (TAMA) of applicable operating expenses. For new or replacement housing and rehabilitated units with Annual Contributions Contracts (ACC) executed after January 1, 1996, ceiling rents are based on 80% of the Fair Market Rent (FMR). In FY2003, the CHA will review its rent policies to determine if any adjustments are necessary, particularly with respect to encouraging resident self sufficiency and promoting income mixing.

Resident Screening Policies

One initiative for FY2003 is to develop a pilot program wherein residents may participate on a screening committee for a senior housing site. Participating residents will be trained and subsequently assist in the review of public housing applicants.

Leasing and the Wait List

Family Program

There are currently 51,000 households on the wait list for family properties. With the exception of scattered site units, the Authority is not expecting to house applicants from the general wait list in FY2003. For properties that are being rehabilitated or redeveloped, any units made available will generally be reserved for internal transfers in accordance with the Relocation Rights Contract and the Transfer Procedure.

Senior Program

In FY2002, the CHA started leasing senior units to applicants from senior site-based wait lists. In FY2003, the Authority will continue to lease senior units to applicants taken from these wait lists as senior rehabilitation is completed and units become available.

Mixed-Finance/Mixed-Income Properties

The number of CHA units owned by private parties in mixed-finance/mixed-income developments is growing. The CHA has the same basic oversight responsibility for these properties as it does for units in the CHA owned property inventory. The CHA's relationship and some of its roles and responsibilities, however, differ slightly in mixed-finance/mixed-income developments. In light of the growth in this program in FY2003, the CHA will develop specialized procedures for the management of these properties.

Deconcentration

The CHA's strategy for deconcentration of poverty is reflected in the goals of the Plan and incorporated in most of the CHA's programs. The CHA's deconcentration analysis is provided in Appendix 3. Highlights of this strategy include:

- Development of mixed-income communities which will recreate neighborhoods with a wide range of household incomes;
- Partnerships with developers and owners which provide opportunities to include low-income families; and
- Creation of HCV Program strategies to increase options and incentives for low-income households to move into low-poverty areas in and around the metropolitan area.

Sensible Homes Initiatives

The CHA is initiating several programs in the next year to introduce new technology to improve service to residents and better manage its housing inventory. Technology related programs under consideration include monitoring elevator operating systems, fire and carbon monoxide alarms and room temperatures in senior units. A new digital community-based program will be implemented to support resident relocation efforts.

Security

In the area of security and crime prevention, the CHA has a four-pronged strategy of deterrence:

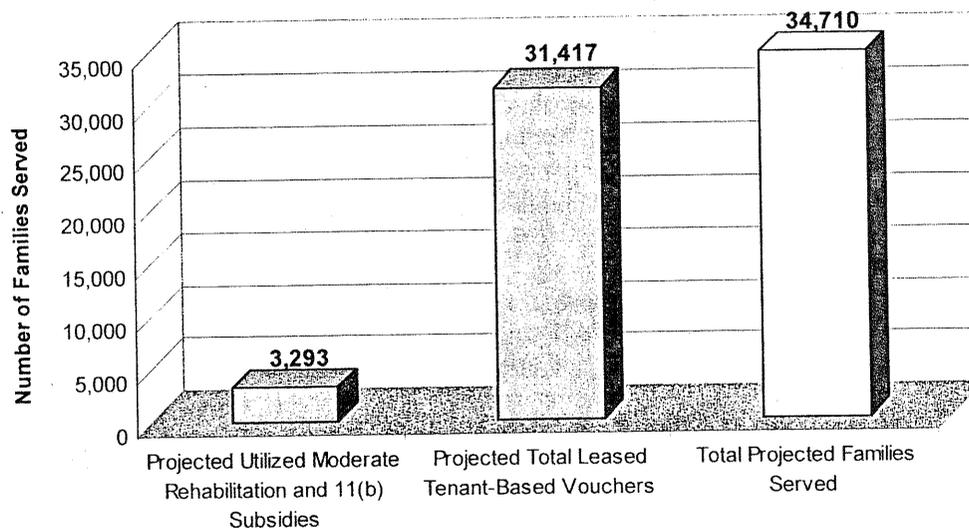
- **Law Enforcement.** The CHA contracts with the City of Chicago Police Department to provide patrols in all CHA developments. In particular, they provide a "vertical" police presence in the high-rise buildings.
- **Contract Security Guard Service.** Private security is provided at all senior buildings for at least one eight hour shift daily. Depending on need and available operating resources, many properties are provided up to three shifts.
- **One-Strike.** Based on the federal One-Strike policy, the CHA has developed an effective system for tracking arrests that occur on its property. These arrests are reviewed by the CHA to determine if they meet the One-Strike criteria. If they do, the property managers are required to file eviction cases in court to remove the non-lease compliant resident.
- **Resident Outreach Services (formerly known as Tenant Patrol).** During FY2003, the volunteers from Resident Outreach Services will continue to conduct building safety checks and hold public safety meetings. Additionally, recruitment efforts will occur during the year in order to increase volunteer enrollment at developments where participation is low or non-existent.



HCV Program Administration

During FY2003, the tenant-based HCV Program is expected to grow by about four percent. The CHA anticipates that 34,710 families will receive assistance through the HCV Program. Eight hundred twenty nine (829) of these vouchers will be new. Families who are part of the tenant-based HCV Program are projected to use 31,417 of these vouchers. About 2.5% of the tenant-based vouchers will be utilized by families who qualify for special programs. For example, the Family Unification Program (FUP) is expected to serve 400 families separated or at risk of being separated from children, where adequate affordable housing is critical for re-unification. The Designated Housing Program helps non-elderly applicants with disabilities find and afford suitable housing in the private market.

FY2003 Housing Choice Voucher Program: Projections



The Administrator has responsibility for maintaining waiting lists, performing all issuance and intake functions, conducting annual recertifications of all assisted families, inspecting units, administering the Family Self Sufficiency Program and other special programs, and performing mobility counseling and landlord recruitment duties.

HCV FY2003 Management Goals

Successful administration of the HCV Program is measured by the CHA through a number of key benchmarks. The table below lists the primary management goals for the CHA's leased housing programs for FY2003.

HCV FY2003 Management Goals

BENCHMARKS	FY2003 GOAL
Selection from the Waiting List	At least 98% of applicants will be selected in accordance with prescribed policies.
Rent Reasonableness	At least 95% of rents will be based on current rents for comparable unsubsidized units.
Determination of Adjusted Income	At the time of admission and annual reexamination, at least 90% of families will have their annual income accurately verified.
Utility Allowance Schedule	Utility rate data will be reviewed. If there is a change of 10% or more in utility rate, utility allowance will be adjusted.
HQS Enforcement	100% of units cited for life-threatening deficiencies will be corrected within 24 hours; at least 98% of units cited for other HQS deficiencies will be corrected within 30 days; those cited for HQS deficiencies, but not corrected will have housing assistance payments stopped.
Expanding Housing Opportunities	At least 35% of families in the mobility counseling program will move to low-poverty areas.
Payment Standards	The CHA will adopt payment amounts by unit size that are between 90 and 110% of the current Fair Market Rent (FMR) for the area.
Annual Re-examinations	At least 95% of participants will be reviewed on time for suitability and eligibility for continued occupancy.
Correct Tenant Rent Calculations	At least 98% of participants will have their rent calculated accurately in accordance to their income.
Pre-Contract HQS Inspections	At least 98% of newly leased units will pass Housing Quality inspection on or before the beginning of a lease. Physical inspections will be conducted pursuant to the HUD-mandated housing quality inspection standards.
Annual HQS Inspections	At least 95% of all units under contract will be inspected annually.
HQS Quality Control Inspections	At least 5% of participant files will be reviewed for quality control annually.
Lease-Up	At least 98% of all HCV and Mod Rehab units allocated for more than one year are leased in accordance with the approved leasing schedule.
Family Self-Sufficiency (FSS) Enrollment and Escrow Accounts	At least 1,300 families will be enrolled in the FSS program, of which 40% will have increases in earned income resulting in escrow account balances, and 50% will have earned income (51% or more of total income derived from wages).

HCV Management Initiatives

Mobility

As described in Chapter 1, the CHA also works closely with the contract administrator to provide opportunities for low-income families to move to low-poverty areas.

Satellite Offices

As a pilot project to provide services to HCV participants in communities where they reside, satellite offices will be established in three regions of the City. Each site office will provide outreach for the Family Self-Sufficiency and Mobility programs, offer landlord/resident education and allow the participant to interact with a representative from the HCV Program. This representative will help the participant address questions and process paperwork. A Resource Room will also be available to participants to search for housing and employment.

Designated Housing

The CHA provides HCVs to non-elderly persons with disabilities who are living in or on the wait list for public housing which has been designated as senior only. The CHA applies annually for the maximum 200 HCVs under the Rental Assistance for Non-Elderly Persons with Disabilities in Support of Designated Housing Plans. As a result of the CHA's FY2001 application, the CHA was awarded 200 vouchers which are available to non-elderly persons with disabilities on the CHA's wait list for a senior building unit.

Supportive services will continue to be provided through contracted counseling agencies for non-elderly persons with disabilities. The contract administrator has contracted with a disability advocacy agency (Access Living) to assist in locating appropriate/accessible units for clients. The CHA will also continue to provide funding through the Access Improvement Fund for home modifications for these families. For an update on the Senior Designated Housing Plan, see Appendix 9.

Latino Consent Decree

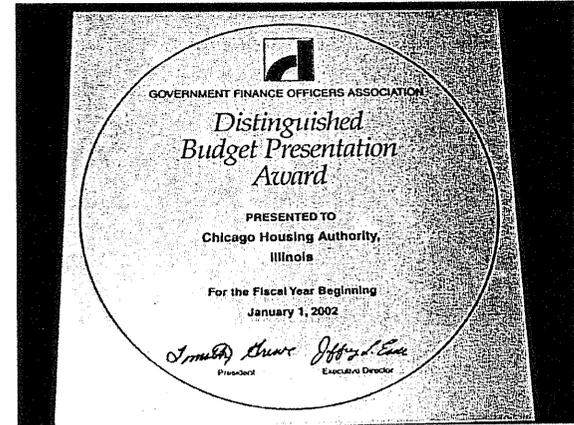
Pursuant to the Latino Consent Decree, continued efforts will be made to:

- Monitor the HCV contract administrator's compliance with the Consent Decree;
- Increase the number of Spanish speaking landlords participating in the HCV Program;
- Continue funding Latino site offices in FY2003; and
- Increase the number of Spanish speaking mobility counselors for HCV participants and applicants.

CHA Management and Finance

The CHA is continuously working to improve its efficiency and financial stability to successfully achieve and sustain the commitments under the Plan. The general supervision of the Authority is the responsibility of the Chief Executive Officer. The organizational structure of the CHA consists of the Executive Office and the following functional areas: Development, Finance, Administration, Internal Support, Internal-External Communications, Legal, Operations and Resident Services.

The CHA was awarded the Distinguished Budget Presentation Award by the Government Finance Officers' Association (GFOA) for the second consecutive year in FY2002. Other recent distinctions include a Certificate of Achievement for Excellence in Finance Reporting, which is the highest form of recognition in the area of governmental accounting and financial reporting.



The following are a few of the internal organizational improvements that CHA will focus on in FY2003:

Communication

One priority for the CHA is to continue to improve its communications and to ensure that residents and other stakeholders receive accurate information on the CHA's Plan. In FY2003, the CHA will continue the regular distribution of its quarterly status report and the Chicago Housing Authority Times, or "CHAT", a periodic newsletter published by the CHA. In addition, the CHA will continue its 30 minute, monthly cable access show, A Better Place. The cable show's real life magazine format visually captures and presents the ways in which the CHA is changing public housing through personal interviews, vignettes of executed Plan activities and a residents' question and answer segment.

Continuity of Management

The Business Continuity and Disaster Recovery Implementation Plan will provide access to information systems should a fire, natural disaster or other emergency occur, allowing the CHA to continue its business computer operations. The plan calls for replicating and safeguarding the CHA's information systems at another facility to prevent disturbance in business processes in the event the CHA Data Center is unavailable or destroyed.



MBE/WBE/DBE and Section 3

In FY2002, the CHA expanded its outreach programs in order to enhance its ability to promote employment opportunities for residents and other low-income individuals, as well as to provide opportunities to small and disadvantaged businesses through its Minority, Women and Disadvantaged Business Enterprises (MBE/WBE/DBE) and Section 3 programs. The CHA will continue to maintain these outreach programs in FY2003. The CHA plans to expand its efforts for minority and small business development through supplemental training services to help develop resident owned businesses. An enhancement of the MBE/WBE/DBE database is also planned. The CHA is encouraging resident and small businesses to participate in the Mentor Matching program. Mentor Matching is provided through a partnership with the Small Contractors Network.

Resource Development

To support the CHA's Plan, a special department was created in FY1999 to identify new, outside funding that would augment existing resources and further enhance the Authority's success. Initially, the CHA set a resource development goal of \$50 million over five years. The Department of Resource Development applied a diversified strategy of public/private grant development, corporate and individual donor solicitation and resource leveraging through external community partnerships, to raise approximately \$36 million in support of the CHA's Plan to date.

The CHA develops a yearly resource plan creating positive venues for external partnerships and the development and coordination of special initiatives, such as the Corporate Partners Program, Volunteer Initiatives and new Education Partnerships. In FY2003, the CHA will build strong relationships with community based organizations and educational institutions and coordinate these efforts with those of The Partnership for New Communities.

Authority Funding

Total sources and uses for the CHA in FY2003 are estimated at \$946.4 million, respectively. Below are narrative explanations for each line item:

SOURCES

- **Rental Income/Public Housing.** This figure is based on the average rent schedule for the properties as of August FY2002.
- **Rental Income/City State.** This figure is based on the average rent schedule for the properties as of August FY2002.
- **Other Income.** Includes resident charges and rooftop rentals. Figures for resident charges are based on current year collections projected through year-end.
- **Administrative Income.** Projected based on income earned for administrative uses in FY2003.
- **Investment Income.** Projected based on CHA's average monthly cash balance at an average one year Treasury bill rate.
- **Drug Elimination.** Assumes approximately \$477,000 in carryover funds from FY2002. The Public Housing Drug Elimination Program (PHDEP) ends in FY2003.
- **City-State Operating Subsidy.** Based on contract rent amounts for Housing Assistance assuming current occupancy levels.
- **City-State Department of Commerce and Community Affairs (DCCA) Grant.** Budgeted at \$4.3 million in FY2003 for the rehabilitation of three (3) properties in the portfolio.
- **Other Grants Non-Capital.** Includes Department of Labor, Victim Assistance, Earnfare, Resident Opportunity Self Sufficiency, Youth Build and Summer Food Programs.
- **Other Grants Capital.** Includes FY1995 Major Rehabilitation of Obsolete (MROP) Housing Grant in the amount of \$9.7 million.

2,372
1,978
712
5,062
vs.
6,776

Pg 47

Tie in
To MTW
Amendment 2

- **Federal Operating Subsidy.** Formula based calculation in accordance with the MTW Agreement. The Authority currently has 30,661 active units. The subsidy calculation is adjusted for 2,372 and 1,978 demolished units in FY2000 and FY2001, respectively. The formula assumes 1,358 units are demolished in FY2003. As of July 1st, 712 units have been structurally demolished in FY2002.
- **Hope VI Carryover.** Approximately \$72.6 million in Hope VI funds are projected to be spent in FY2003. The funds will be used for demolition, relocation and community and supportive services at the Horner Homes, Cabrini, Madden Park/Wells Homes, ABLA, Rockwell Gardens and Robert Taylor Homes.
- **Capital Fund Carryover.** Carryover of \$140.4 million of prior year Capital Fund Grants.
- **Bond Proceeds.** The Authority issued approximately \$300 million in Capital Program Revenue Bonds in FY2001. Proceeds of the Bonds are being used to accelerate the Authority's Senior Rehabilitation Plan.
- **Capital Fund Grant.** Based on an FY2002 award of \$132.8 million including Replacement Housing Factor funding.
- **HCV (Section 8) Grant.** Estimated based upon 33,208 units in the MTW Agreement, 3,313 units in the Voucher Program, 2,235 units in the HCV 11(b) Program and 1,782 units in the Moderate Rehabilitation Program.

USES

Operating

- **Administrative.** Includes staff for all central office support functions, related fringe and administrative sundry.
- **Utilities.** Includes \$37.6 million for public housing and \$1.0 million for City-State Properties.
- **Property Management.** Includes \$10.1 million in Administrative Expenses for Operations and Asset Management; \$6.3 million for City-State Property Expenses; and \$131.2 million in Public Housing Property Expenses.
- **Resident Services.** Includes activities funded with Authority resources that focus on improving the lives of residents e.g., Service Connectors, CAC support, Family Investment Center and Resident Outreach (formerly known as Tenant Patrol). In addition, services funded from grants other than public housing (e.g., Job Training and Summer Food, etc.) are also included.

-
- **Safety & Security.** Includes amounts provided to the City of Chicago Police Department for targeted patrols as well as security expense for administrative facilities. Excludes amounts spent on contract guards at senior and family properties which are included under Property Management.

HCV (Section 8) Housing

- **Contract Management Fees.** Fees to private contractor to administer the HCV Program.
- **Contract Monitoring.** Includes salary, fringe and sundry for contract monitoring staff.
- **Relocation and Mobility Counseling.** Represents Hope VI and HCV funding for relocation and mobility counseling.
- **Housing Assistance Payments.** Estimated based on 27,875 Moving To Work (MTW) units, 3,313 vouchers, 1,782 vouchers in the Moderate-Rehabilitation Program and 2,235 11(b) units under lease.

Capital Expenses

- **Technical Staff.** Salary, fringe and sundry for Capital Construction, Development Management and Administrative staff.
- **Architectural & Engineering.** Fees for Architectural, Engineering and Construction Management services associated with the Authority's Capital Plan.
- **Building Improvements.** Reflects rehabilitation and redevelopment activities related to the Plan for Transformation.
- **Interest Expense.** Interest expense due on Capital Program Revenue Bonds for FY2003.

**CHICAGO HOUSING AUTHORITY
ALL FUNDS BUDGET
FY2003**

<u>SOURCES</u>	<u>FY2002 Revised Budget</u>	<u>FY2003 Proposed Budget</u>
Rental Income/Public Housing	\$34,041,000	\$32,667,000
Rental Income/City State	1,093,000	1,077,000
Other Income	997,000	639,000
Administrative Income	4,269,000	3,105,000
Investment Income	700,000	1,104,000
Total Receipts	41,100,000	38,592,000
Drug Elimination FY2000	1,585,000	0
Drug Elimination FY2001	8,944,000	477,000
City-State Subsidies	5,652,000	6,196,000
City-State Grant- DCCA	6,590,000	4,302,000
Other Grants- non-capital	13,717,000	8,101,000
Other Grants- capital	9,824,000	9,745,000
Federal Operating Subsidies	182,173,000	179,018,000
Hope VI /Carryover	52,804,000	72,604,000
Capital Fund Carryover	19,678,000	140,439,000
Bond Proceeds	256,000,000	16,849,000
Capital Fund Program	143,912,000	132,787,000
Sub-total Grants and Subsidies	700,879,000	570,518,000
Section 8 Grant	281,101,000	337,299,000
Total Sources	1,023,080,000	946,408,000

**CHICAGO HOUSING AUTHORITY
ALL FUNDS BUDGET
FY2003**

USES

Administrative Expenses	30,679,000	37,059,000
Operations Management	18,559,000	18,845,000
Resident Services	34,158,000	32,337,000
General Expense	15,419,000	13,423,000
Total Operating Expenses	98,816,000	101,665,000
Architectural & Engineering Fees	27,856,000	16,185,000
Building Improvements	395,600,000	330,161,000
Interest Expense	15,000,000	15,348,000
Property Management	144,294,000	137,435,000
Safety & Security	13,182,000	14,260,000
Utilities	43,408,000	38,622,000
Total Property	639,340,000	552,011,000
Contract Management Fees	19,121,000	21,130,000
Contract Monitoring	1,322,000	1,390,000
Relocation & Mobility Counseling	20,166,000	17,079,000
Housing Assistance Payments	244,315,000	253,134,000
Total Section 8 Housing	284,923,000	292,732,000
Total Uses	1,023,080,000	946,408,000
Surplus/-Deficit	\$0	\$0
Beginning Operating Reserve	\$51,389,000	\$51,389,000
Ending Operating Reserve	\$51,389,000	\$51,389,000

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1: Conversion Plan Update

This information is provided to update HUD on the CHA's plan for conversion of properties which are subject to the Section 202 viability test. NOTE: Properties which have approved HOPE VI revitalization plans are not included in this update. Information on the proposed demolition activity at all CHA properties is available in Appendix 5.

FY2002 and FY2003 Demolition Activity in Developments Subject to Section 202

Development/Address	Development Number	Total Units	Number of Units by								Planned Demolition
			0	1	2	3	4	5	6		
Francis Cabrini Extension South											
364 West Oak	177	65	0	12	36	12	2	3	0	2003	
Robert Taylor Homes											
4525 South Federal	181	157	0	4	28	92	33	0	0	2002	
4555 South Federal	181	158	0	5	28	90	35	0	0	2002	
4101 South Federal	186	158	0	4	29	92	33	0	0	2002	
4022 South State	186	158	0	4	28	93	33	0	0	2002	
4410 South State	187	158	0	4	28	93	33	0	0	2002	
4950 South State	188	158	0	4	28	93	33	0	0	2002	
4947 South Federal	182	158	0	4	28	94	32	0	0	2003	
4037 South Federal	186	157	0	4	28	93	32	0	0	2003	
4946 South State	188	158	0	4	27	94	33	0	0	2003	
Rockwell Gardens											
340 South Western	98	148	0	0	87	57	4	0	0	2003	
2514 West Van Buren	98	140	0	12	49	75	4	0	0	2003	
2517 West Adams	98	138	0	11	48	75	4	0	0	2003	
Stateway Gardens											
3517 South Federal	116	230	8	30	93	95	2	2	0	2002	
3547 South Federal	116	230	2	32	95	97	2	2	0	2002	
3737 South Federal	118	230	0	32	96	98	2	2	0	2002	
3833 South Federal	118	230	0	32	96	98	2	2	0	2002	
3542 South State	119	132	0	18	54	56	2	2	0	2002	
Washington Park High Rises											
4120 South Prairie	143	155	0	2	27	93	33	0	0	2002	
4414 South Cottage	146	155	1	3	27	92	32	0	0	2002	
William Green Homes											
630 West Evergreen	176	144	0	8	44	61	18	13	0	2003	
1340 North Larrabee	176	144	0	8	44	65	17	10	0	2003	

Modifications to FY2002 Relocation Schedule of Developments Subject to Section 202

There were no changes to the FY2002 relocation schedule for the following developments:

- Cabrini Extension South;
- Stateway Gardens;
- Robert Taylor Homes; and
- Washington Park High Rises.

Development/Address	Development Number	Total Units	Number of units by							Revision
			0	1	2	3	4	5	6+	
William Green Homes										
630 W. Evergreen	176	144	0	8	44	61	18	13	0	Building closure has been moved to 2003 from 2002.
1340 N. Larrabee	176	144	0	8	44	65	17	10	0	Building closure has been moved to 2003 from 2002.

FY 2003 Relocation Schedule of Developments Subject to Section 202

There are no buildings scheduled for relocation and closure in FY2003 at the Stateway Gardens and Washington Park High Rise Developments in FY2003. FY2003 relocation and building closures at Cabrini Extension South, Robert Taylor Homes and William Green Homes are illustrated in the chart to the right:

Development/Address	Development Number	Total Units	Number of Units by Bedroom Size							
			0	1	2	3	4	5	6+	
Cabrini Extension South										
365 West Oak Street	177	65	0	12	36	12	2	3	0	
Robert Taylor Homes										
4037 South Federal	186	157	0	4	28	93	32	0	0	
4946 South State	188	158	0	4	27	94	33	0	0	
4947 South State	182	158	0	4	28	94	32	0	0	
William Green Homes										
630 West Evergreen	176	144	0	8	44	61	18	13	0	
1340 North Larrabee	176	144	0	8	44	65	17	10	0	

Replacement Vouchers

Per the MTW Agreement, the CHA will request replacement vouchers for every unit demolished in FY2002 and early in FY2003. These replacement vouchers will be included in the FY2003 annual subsidy and are eligible for inclusion in the CHA block grant. The CHA will receive a replacement housing voucher for every unit demolished.

During FY2002, the CHA will demolish 2,309 units at Robert Taylor Homes, Stateway Gardens and Washington Park High Rises. One thousand two hundred and fifty-two (1,252) units will be demolished in FY2003 at Cabrini Extension South, Robert Taylor Homes and William Green Homes.

Public Notice

The CHA held two public meetings in FY2001 to discuss demolition of buildings subject to Section 202 at the following sites: ABLA, Cabrini Extension South, William Green Homes, Madden Park Homes, Ida B. Wells Homes, Robert Taylor Homes, Rockwell Gardens and Stateway Gardens. Notices were sent to all residents at each of these developments. The meeting times and locations were advertised in three local newspapers. Transcripts of these meetings and additional documentation are on file.

2: Crosswalk

This Crosswalk provides an index for HUD's requirements for the CHA's Moving to Work (MTW) Annual Plan.

CATEGORY	REQUIREMENT	LOCATION
Households Served	Number and characteristics of households served at beginning of period.	Appendix 4: Demographics
	Identify number and characteristics of households on waiting lists.	
	Discuss waiting list issues and proposed actions.	Chapter 3: Sustaining Progress, Operation of Public Housing
Occupancy Policies	Statement of policies regarding occupancy and rent.	Chapter 3: Sustaining Progress, Operation of Public Housing;
	Statement of rent policy.	The CHA's Admissions and Occupancy Policy (attachment to the Final Plan)
Changes In Housing Stock		
	Number of units in inventory at beginning of period and projected to the end of period by program.	Chapter 1: Creating Better Places to Live, Renewal of Chicago's Public Housing through Rehabilitation and Redevelopment; Appendix 4: Demographics
Sources and Amounts of Funding		
	Consolidated Budget Statement.	Chapter 3: Sustaining Progress, CHA Management and Finance
Uses of Funds		
	Description of proposed activities/investments by line item/explanation of change from previously approved plan.	Chapter 3: Sustaining Progress, CHA Management and Finance
Capital Planning	Describe major capital needs, projects, estimated costs and proposed timetables.	Chapter 1: Creating Better Places to Live, Renewal of Chicago's Public Housing through Rehabilitation and Redevelopment; Chapter 3: Sustaining Progress, CHA Management and Finance
	Identify demolition and disposition request.	Chapter 3: Sustaining Progress, CHA Management and Finance; Appendix 5: Demolition; Appendix 6: Disposition
	Discussion of Homeownership activities.	Chapter 1: Creating Better Places to Live, Renewal of Chicago's Public Housing through Rehabilitation and Redevelopment
	Section 202 conversion plan update and description of any other mandatory or voluntary conversion plans.	Appendix 1: Conversion Plan Update
Management Information for Owned/Managed Units		
Rent Collection	Current and projected vacancy rates along with narrative discussion.	Chapter 3: Sustaining Progress, Operation of Public Housing
	Current and targeted rents uncollected percentages.	Chapter 3: Sustaining Progress, Operation of Public Housing
Work Orders		
	Current and targeted work order response rates.	Chapter 3: Sustaining Progress, Operation of Public Housing
Public Housing Inspections		
	Description of inspection strategy.	Chapter 3: Sustaining Progress, Operation of Public Housing
Security		
	Discussion of security issues and proposed actions.	Chapter 3: Sustaining Progress, Operation of Public Housing
Designated Housing		Chapter 3: Sustaining Progress, Operation of Public Housing; Appendix 9: Senior Designated Housing Plan Update

CATEGORY	REQUIREMENT	LOCATION
Management Information for Leased Housing		
	Percentage of units under lease at beginning of period.	Chapter 1: Creating Better Places to Live, Enhancing Affordable Housing Opportunities through the HCV Program; Chapter 3: Sustaining Progress, HCV Program Administration
	Discussion of rent reasonableness.	Chapter 1: Creating Better Places to Live, Enhancing Affordable Housing Opportunities through the HCV Program; Chapter 3: Sustaining Progress, HCV Program Administration
	Description of inspection strategy.	Chapter 1: Creating Better Places to Live, Enhancing Affordable Housing Opportunities through the HCV Program; Chapter 3: Sustaining Progress, HCV Program Administration
	Discussion of deconcentration strategy.	Chapter 1: Creating Better Places to Live, Enhancing Affordable Housing Opportunities through the HCV Program; Chapter 3: Sustaining Progress, HCV Program Administration
	Discussion of strategy for annual HQS inspections, pre-contract HQS inspections, and Quality Control.	Chapter 3: Sustaining Progress, HCV Program Administration
Other Information Required by HUD		
	Board Resolution: adopting plan, certifying that public hearing requirements were met.	Appendix 11: Certifications
	Required certifications and other submissions from which the Agency is not exempted by the MTW agreement.	Appendix 11: Certifications
	Submissions required for the receipt of funds.	Appendix 12: Submissions for Receipt of Funds

3: Deconcentration

HUD Rule on the Deconcentration of Poverty

On December 22, 2000, HUD published a final rule to Deconcentrate Poverty and Promote Integration in Public Housing. The Rule requires public housing authorities (PHAs) to determine the average annual income of all family properties residing in non-exempt family developments. PHAs do not have to determine the average income of properties with less than 100 units, properties approved for demolition or conversion and HUD approved mixed financing projects using HOPE VI or public housing funds approved prior to the date of the rule. Once the average income is determined, PHAs must establish their established income range (EIR). HUD has recently redefined the EIR.

PHAs must create a deconcentration strategy for each development which falls outside their respective EIR. The CHA conducted the test in accordance with the amended rule. The EIR of CHA's non-exempted properties is \$9,956.

All of the CHA's developments have an average income below 30% of Area Median Income for the metropolitan area of Chicago. However, eleven developments fall under the EIR. Of these sites, three are large developments (Rockwell Gardens, Stateway Gardens and Taylor Homes) that currently have approved master plans for complete redevelopment which will incorporate income mixing strategies.

Another two of the developments (Murray Homes and Trumbull Homes) have plans for complete or partial rehabilitation. Once right of return commitments are fulfilled, the CHA will implement strategies to deconcentrate the poverty at these sites. Cabrini Extension South, Cabrini Rowhouses, Dearborn Homes, Green Homes, Ickes Homes, Lathrop Homes and Randolph Towers also fell under the EIR. Final capital plans for these properties have not been completed. However, deconcentration strategies will be applied to the master plan or rehabilitation efforts.

Deconcentration Analysis

Development	Average Income (\$)*	Explanation for Variances from the Established Income Range (\$8,463 - \$22,620)
Altgeld Gardens	8,522	Within the Established Income Range (EIR).
Bridgeport Homes	9,101	Within the EIR.
Cabrini (Extension South & Rowhouses)	8,376	Once redevelopment or rehabilitation is completed and the rights of return are satisfied, the CHA will implement deconcentration strategies at this site.
Dearborn Homes	8,183	Planning for the development of this site has not started. However, the CHA is using this site as a temporary relocation resource for its extensive redevelopment process. When development is complete, the CHA will implement deconcentration strategies at
Green Homes	7,496	Once redevelopment or rehabilitation is completed and the rights of return are satisfied, the CHA will implement deconcentration strategies at this site.
Hilliard Center	8,867	Within the EIR.
Horner (Adams & Wood, Scattered, Westhaven)	14,893	Within the EIR.
Ickes Homes	5,669	Planning for the development of this site has not started. However, the CHA is using this site as a temporary relocation resource for its extensive redevelopment process. When development is complete, the CHA will implement deconcentration strategies at
Lakefront Homes	21,144	Within the EIR.
Langston	10,506	Within the EIR.
Lathrop Homes	6,989	Planning for development of this site will begin in FY2002. The CHA will implement its deconcentration strategies as part of the rehabilitation plan.
Lawndale Gardens	10,565	Within the EIR.
LeClaire Courts Extention	9,051	Within the EIR.
Lowden Homes	10,212	Within the EIR.
Mohawk North	10,827	Within the EIR.
Murray Homes	8,389	Rehabilitation of this site is scheduled to begin in FY2003. The CHA will implement deconcentration strategies when it fulfills its right of return commitments to residents from this site.
Randolph Towers	8,288	Once redevelopment or rehabilitation is completed and the rights of return are satisfied, the CHA will implement deconcentration strategies at this site.
Rockwell Gardens	6,716	The CHA plans to redevelop this site into a mixed income development. Initial units are expected to be delivered in FY2003.
Scattered Site-North Central	13,603	Within the EIR.
Scattered Site-North East	16,213	Within the EIR.
Scattered Site-South East	11,657	Within the EIR.
Scattered Site-South West	13,394	Within the EIR.
Scattered Site-West	10,517	Within the EIR.
Stateway Gardens	6,884	The CHA plans to redevelop this site into a mixed income development. Initial units are expected to be delivered in FY2003.
Taylor Homes A	6,026	Awarded a HOPE VI grant in FY2001, the CHA has extensive plans to redevelop this site as a mixed finance, mixed income development.
Taylor Homes B	7,198	Included in the Master Plan for a mixed finance, mixed income redevelopment with Taylor Homes A above.
Trumbull Park Homes	7,426	The CHA plans to rehabilitate this site into a mixed income development. Initial units are expected to be delivered in FY2003.
Washington Park	9,629	Within the EIR.
Wentworth Gardens	10,253	Within the EIR.
TOTAL	9,956	

*As of September 30, 2002

4: Demographics

Family/Senior Housing

Public Housing Demographics for Family Developments as of September 30, 2002	
Family Housing	
Total number of residents	37,987
Age	Total number of residents
Age 60 and under	36,118
Age 61 and over	1,869
Race	Total number of residents
White	2,553
Black	35,186
Indian/ Alaskan	84
Asian/Pacific Islander	157
Other	4
Unknown/pending	3
Ethnicity	Total number of residents
Hispanic	2,321
Disabled	Total number of residents
Disabled Population	3,669
Bedroom sizes	Total number of units
0	134
1	3,316
2	8,626
3	7,758
4	1,819
5	210
6	4
7+	0
Income	Total number of households
30 % Below AMI	10,749
30-50% of AMI	1,039
50-80% of AMI	341
Above 80% AMI	227
Unknown	0

Public Housing Demographics for Senior Developments as of September 30, 2002	
Senior Housing	
Total number of residents	7,002
Age	Total number of residents
Age 60 and under	1,748
Age 61 and over	5,254
Race	Total number of residents
White	2,140
Black	4,253
Indian/ Alaskan	57
Asian/Pacific Islander	494
Other	51
Unknown/pending	3
Ethnicity	Total number of residents
Hispanic	408
Disabled	Total number of residents
Disabled Population	5,923
Bedroom sizes	Total number of units
0	1,264
1	8,545
2	76
3	1
4	0
5	0
6	0
7+	0
Income	Total number of households
30 % Below AMI	6,193
30-50% of AMI	169
50-80% of AMI	22
Above 80% AMI	4
Unknown	0

Wait List

Demographics for the Public Housing Wait Lists as of October 11, 2002				
Applicants	Family Housing Wait List	Senior Housing Wait List	No Preference*	Total
Number of Applications	33,996	2,762	16,909	53,667
Number of Individuals	99,192	3,311	40,386	142,889
Race (All applicants)	Family Housing Wait List	Senior Housing Wait List	No Preference	Total
White	34,470	1,535	6,566	42,571
Black	61,030	1,471	28,036	90,537
Indian/Alaskan	170	48	115	333
Asian/Pacific Islander	1,520	177	579	2,276
Other	1,103	52	3,121	4,276
Unknown/pending	899	28	1,969	2,896
Ethnicity (All individuals)	Family Housing Wait List	Senior Housing Wait List	No Preference	Total
Hispanic	20,990	738	2,900	24,628
Disabled	Family Housing Wait List	Senior Housing Wait List	No Preference	Total
Disabled Population (All individuals)	3,865	2,001	5,649	11,515
Income	Family Housing Wait List	Senior Housing Wait List	No Preference	Total
30 % Below AMI	32,161	2,643	15,789	50,593
30-50% of AMI	1,435	104	876	2,415
50-80% of AMI	165	12	170	347
Above 80% AMI	235	3	74	312

*Applicants on the wait list that did not indicate a preference for a type of housing development. The CHA allows these individuals to make their choice at their eligibility interview.

Housing Choice Voucher Program

Housing Choice Voucher Program Demographics as of September 30, 2002	
HCV Participation	
Total Households	32,049
Total Residents	90,747
Age	Total number of residents
Under age 62	85,485
Age 62 and over	5,256
Age unknown/pending	6
Race	Total number of residents
White	12,189
Black	78,283
Other	228
Unknown/pending	47
Ethnicity	Total number of residents
Hispanic	10,854
Disabled	Total number of residents
Disabled Population	14,400
Bedroom sizes	Total number of units
0	1,625
1	4,980
2	9,958
3	11,356
4	3,106
5	817
6	169
7	24
8+	8
Unknown/pending	6
Income	Total number of households
Above 30% of AMI	3,928
Below 30% of AMI	28,115
Unknown/pending	6

Demographics for the HCV General Waiting List as of September 30, 2002	
Age	Head of Household
Under age 62	22,767
Age 62 and over	1,867
Age unknown/pending	0
Race	Head of Household
White	5,733
Black	17,857
Other	151
Unknown/pending	893
Ethnicity	Head of Household
Hispanic	5,432
Disabled	Head of Household
Disabled Population	5,195

**Occupancy by Development
As of September 30, 2002**

Family Housing	Units		Total Residents
	Total	Occupied	
ABLA ADDAMS HOMES	875	83	201
ABLA BROOKS HOMES	330	327	762
ABLA-ABBOTT	750	483	1,466
ALTGELD GARDENS	1,498	1,081	3,453
BRIDGEPORT HOMES	141	98	322
CABRINI EXTENSION NORTH	402	114	329
CABRINI EXTENSION SOUTH	597	407	1,171
CABRINI ROWHOUSE	586	435	1,160
DEARBORN HOMES	800	472	1,320
HILLIARD CENTER	346	89	294
HORNER - WESTHAVEN	324	271	918
HORNER (SCATTERED)	45	43	158
HORNER HOMES	645	240	726
HORNER-ADAMS & WOOD	92	85	230
ICKES	738	502	1,519
LAKE PARC PLACE	300	269	667
LANGSTON	30	28	70
LATHROP HOMES	925	587	1,249
LAWNDALE GARDENS	128	95	311
LECLAIRE COURTS EXTENSION	300	237	775
LOWDEN HOMES	128	104	333
MADDEN PARK	268	31	132
MOHAWK NORTH	16	13	36
MURRAY HOMES	500	303	829
NORTH TOWN VILLAGE	39	0	0
PRAIRIE COURTS EXTENSION	203	78	272
QUINCY	27	0	0
RANDOLPH TOWERS	155	118	431
ROCKWELL GARDENS	706	327	1,160
SCATTERED SITE-NORTH CENTRAL	1,147	870	2,930
SCATTERED SITE-NORTH EAST	623	566	1,825
SCATTERED SITE-SOUTH EAST	556	426	1,446
SCATTERED SITE-SOUTH WEST	313	226	835
SCATTERED SITE-WEST	336	198	708
STATEWAY GARDENS	724	233	687
TAYLOR HOMES A	787	258	1,048
TAYLOR HOMES B	631	312	1,204
TRUMBULL PARK HOMES	454	312	743
WASHINGTON PARK	826	227	823
WELLS HOMES AND EXTENSION	2,052	901	2,300
WENTWORTH GARDENS	422	308	896
WILLIAM GREEN HOMES	1,102	599	2,248
Family Total	21,867	12,356	37,987

Senior Housing	Units		Total Residents
	Total	Occupied	
150 SOUTH CAMPBELL	129	43	44
4227 SOUTH OAKENWALD	124	80	82
4250 SOUTH PRINCETON	339	164	171
49TH & LANGLEY APTS	174	134	136
64TH & YALE APTS	224	143	146
69TH & SOUTH CHICAGO APTS	125	83	86
9141 & SOUTH CHICAGO APTS	149	86	89
9177 SOUTH CHICAGO	149	80	85
ALBANY	350	160	170
ARMOUR SQUARE ANNEX	194	119	121
ARMOUR SQUARE APTS	198	135	141
BRIDGEPORT ELDERLY	14	13	13
BRITTON/BUDD APTS	173	123	134
CAMPBELL APTS	165	92	96
CASTLEMAN APTS	201	162	192
CENTRAL LASALLE/DIVISION	269	184	201
CLARK & IRVING ANNEX	97	74	82
CLARK & IRVING APARTMENTS	260	194	231
CLARK & WEBSTER APTS	100	80	84
DICKENS & BURLING APTS	138	113	123
ECKHART	181	122	128
ECKHART ANNEX	218	151	158
FISHER APTS	200	162	198
FLANNERY APTS	125	0	0
FLANNERY APTS	127	101	111
FRANKLIN/DRAKE	157	60	68
GARFIELD	151	98	107
GREEN APTS	154	121	131
HILLIARD	364	110	114
JUDGE SLATER ANNEX	203	102	105
JUDGE SLATER APTS	204	112	120
KENMORE APTS	136	87	103
LARRABEE SENIOR APTS	86	72	79
LAWRENCE APTS	193	90	94
LINCOLN & SHEFFIED	188	132	141
LINCOLN & SHEFFIELD ANNEX	206	143	154
LINCOLN PERRY ANNEX	183	129	132
LINCOLN PERRY APTS	267	156	162
LOYOLA & RIDGE APTS	181	150	195
NORTH CALLNER	151	109	119
PARKSIDE APTS	169	130	140
PARKVIEW	181	112	115
POMEROY APTS	120	87	116
RACINE	212	151	163
SCHNEIDER APTS	179	137	169
SHERIDAN & DEVON	450	348	396
SHERIDAN & LELAND	235	173	209
SHIELDS	116	98	129
SULLIVAN	482	298	310
WASHINGTON PARK (ELDERLY)	22	20	20
WASHINGTON PARK APTS	92	77	82
WICKER ANNEX	121	92	98
WICKER PARK	116	94	100
WILLIAM JONES	116	86	93
YATES APTS	28	16	16
Senior Total	9,886	6,388	7,002

5: Demolition

Proposed Demolition and Funding Schedule Year 4 Plan for Transformation

Address	Base Count	2002				2003	2004	2005	Demo Total
		Planned Units	Demo Complete^^	Demo Started^^	Pending Units				
Abbott High Rises									
1410 W 14TH ST*	150	150	150					150	
1440 W 14TH ST*	150	150	150					150	
1510 W 14th PL*	150	150	150					150	
1433 W 13TH ST*	150					150			150
1440 W 13TH ST*	150							150	
1510 W 13TH ST**	150							150	
1520 W HASTINGS ST**	150							150	
Subtotal:	1,050	450	450			150		450	1,050
Abbott Rowhouses									
1251 W 14TH ST**	4							4	4
1259 W 14TH ST**	4							4	4
1416 S BLUE ISLAND**	12							12	12
1428 S BLUE ISLAND**	4							4	4
1436 S BLUE ISLAND**	2							2	2
1440 S BLUE ISLAND**	4							4	4
1448 S BLUE ISLAND**	2							2	2
1452 S BLUE ISLAND**	4							4	4
1401 S THROOP ST**	4							4	4
1409 S THROOP ST**	4							4	4
1425 S THROOP ST**	4							4	4
1526 W 13TH ST**	2							2	2
1530 W 13TH ST**	6							6	6
1511 W 14TH PL**	2							2	2
1515 W 14TH PL**	6							6	6
1524 W 14TH PL**	4							4	4
1534 W 14TH PL**	4							4	4
1508 W 14TH ST**	4							4	4
1516 W 14TH ST**	12							12	12
1525 W 14TH ST**	4							4	4
1528 W 14TH ST**	2							2	2
1520 W 15TH ST**	6							6	6
1532 W 15TH ST**	12							12	12
1530 W HASTINGS ST**	12							12	12
1216 S LAFLIN ST**	4							4	4
1217 S LAFLIN ST**	4							4	4
1432 W WASHBURNE AV**	4							4	4
1440 W WASHBURNE AV**	6							6	6
1452 W WASHBURNE AV**	6							6	6
1510 W WASHBURNE AV**	6							6	6
1522 W WASHBURNE AV**	4							4	4
1537 W WASHBURNE AV**	6							6	6
1530 W WASHBURNE AV**	4							4	4
Subtotal:	168							168	168

Address	Base Count	2002				2003	2004	2005	Demo Total
		Planned Units	Demo Complete^^	Demo Started^^	Pending Units				
Jane Addams^									
1321-41 W. GRENSHAW ST*	36					36		36	
1313-17 W. GRENSHAW ST*	47					47		47	
1117 S. THROOP**	48					48		48	
1100 S. RACINE**	54					54		54	
1037 S. LYTLE**	54					54		54	
1204 W. TAYLOR	38					38		38	
1224 W. ROOSEVELT RD**	75					75		75	
1240 W. ROOSEVELT RD*	21					21		21	
1255 W. TAYLOR**	63					63		63	
1269 W. CABRINI**	34					34		34	
902 S. ADA ST*	24					24		24	
917 S. ADA ST**	41					41		41	
1207 W. CABRINI ST**	15					15		15	
1231 W. CABRINI ST**	15					15		15	
1261 W. CABRINI ST**	24					24		24	
822 S. LYTLE ST.**	38					38		38	
844 S. LYTLE ST**	32					32		32	
847 S LYTLE ST/1227 W. CABRINI	29					29		29	
907 S LYTLE ST**	39					39		39	
1248 W.TAYLOR**	38					38		38	
844 S RACINE AV**	30					30		30	
829 S ADA ST	28					28		28	
1250 W TAYLOR ST**	10						10	10	
1300 W TAYLOR ST**	10						10	10	
916 S. LYTLE ST**	8						8	8	
860 S. LYTLE ST**	8						8	8	
901 S. ADA ST**	8						8	8	
845 S ADA ST**	8						8	8	
Subtotal:	875					823		52	875

Cabrini Ext. North^									
1121 N. Larrabee*	65	65			65	65			65
1158 N. Cleveland (North)*	65	65		65		65			65
1015-17 N. Larrabee*	136							136	136
1159-61 N. Larrabee*	136							136	136
Subtotal:	402	130		65	65	130		272	402

Cabrini Ext. South									
364 W. Oak**	65					65			65
929 N. Hudson**	68						68		68
939 N. Hudson**	68						68		68
365 W. Oak**	65						65		65
911 N. Sedgewick**	68						68		68
923 N. Sedgewick**	68						68		68
412 W. Chicago**	65							65	65
911 N. Hudson**	65							65	65
862 N. Sedgewick**	65							65	65
Subtotal:	597					65	337	195	597

Address	Base Count	2002					2003	2004	2005	Demo Total
		Planned Units	Demo Complete^^	Demo Started^^	Pending Units	Total Units				
Green Homes										
630 W. Evergreen**	144					144			144	
1340 N. Larrabee**	144					144			144	
534 W. Division**	144						144		144	
624 W. Division**	134						134		134	
660 W. Division**	134						134		134	
714 W. Division**	134						134		134	
1230 N. Larrabee**	134						134		134	
1230 N. Burling**	134							134	134	
Subtotal:	1,102					288	680	134	1,102	
Henry Horner^										
150 N. Hermitage*	65	65	65						65	
140 N. Wood*	65	65	65			65			65	
1850 W. Washington**	65					65			65	
1943 W. Lake St.**	65						65		65	
1936 W. Washington**	65						65		65	
1900 W. Washington**	65						65		65	
1920 W. Washington**	65						65		65	
141 Wolcott/1847 Lake**	231							231	231	
Subtotal:	686	130	130			65	260	231	686	
Rockwell Gardens										
340 S. Western*	148					148			148	
2514 W. Van Buren*	140					140			140	
2517 W. Adams*	138					138			138	
2515 W. Jackson*	140						140		140	
2450 W. Monroe*	140						140		140	
Subtotal:	706					426	280		706	
Stateway Gardens										
3517 S. Federal*	230	230	230			230			230	
3737 S. Federal*	230	230	230			230			230	
3833 S. Federal*	230	230	230			230			230	
3547 S. Federal*	230	230			230	230			230	
3542 S. State*	132	132			132	132			132	
3651 S. Federal*	230						230		230	
3616 S. State*	132						132		132	
Subtotal:	1,414	1,052	690		362	1,052	362		1,414	
Robert Taylor Homes										
4101 S. Federal*	158	158		158		158			158	
4022 S. State*	158	158		158		158			158	
4525 S. Federal*	157	157			157	157			157	
4555 S. Federal*	158	158			158	158			158	
4410 S. State*	158	158		158		158			158	
4950 S. State*	158	158			158	158			158	
4947 S. Federal*	158						158		158	
4037 S. Federal*	157						157		157	
4946 S. State*	158						158		158	
4429 S. Federal*	157							157	157	
5135 S. Federal*	157							157	157	
Subtotal:	1,734	947		474	473	947	473	314	1,734	

Address	Base Count	2002				2003	2004	2005	Demo Total
		Planned Units	Demo Complete^^	Demo Started^^	Pending Units				
Washington Park									
WP High Rises									
4414 S. Cottage*	155	155		155				155	
4120 S. Prairie*	155	155			155			155	
6217 S. Calumet	155						155	155	
WP Low Rises^									
3910-12 S. Indiana*	12	12			12			12	
3914-16 S. Indiana*	12	12			12			12	
4120 S. St. Lawrence	9	9			9			9	
4140 S. Langley	9	9			9			9	
Subtotal:	507	352		155	197		155	507	
Wells/Wells Ext./ Madden/Darrow Homes									
Madden Homes									
3750 S ELLIS AV*	108	108	108					108	
3807 S COTTAGE GROVE*	18	18	18					18	
3835 S COTTAGE GROVE*	18	18	18					18	
3863 S COTTAGE GROVE*	18	18	18					18	
3804 S ELLIS AV*	18	18	18					18	
3828 S ELLIS AV*	18	18	18					18	
3850 S ELLIS AV*	18	18	18					18	
820 E PERSHING RD*	19	19	19					19	
740 E 37TH ST**	6						6	6	
3640 S ELLIS AV**	4						4	4	
3808 S LAKE PARK AV**	6						6	6	
3814 S LAKE PARK AV**	6						6	6	
3822 S LAKE PARK AV**	6						6	6	
3830 S LAKE PARK AV**	6						6	6	
Subtotal:	269	235	235				34	269	
Wells Homes									
3740-3756 S COTTAGE GROVE*	12	12			12			12	
3802-3808 S LANGLEY AV*	4	4			4			4	
3810-3826 (3812) S LANGLEY AV*	12	12			12			12	
3828-3834 S LANGLEY AV*	4	4			4			4	
3840-3858 S LANGLEY AV*	12	12			12			12	
647-655 E 37TH PL*	6	6			6			6	
650-658 E 38TH ST	6	6			6			6	
649-657 E 38TH PL*	6	6			6			6	
650-654 E 39TH ST*	6	6			6			6	
653-661 E 38TH ST*	6	6			6			6	
657-665 E 37TH PL*/660-668 E 38TH ST**	12	12			12			12	
659-669 E 38TH PL*	6	6			6			6	
660-670 E 39TH*	6	6			6			6	
660-668 (662) E 38TH PL*	6	6			6			6	
663-673 E 38TH ST*	6	6			6			6	

Address	Base Count	2002				2003	2004	2005	Demo Total
		Planned Units	Demo Complete^^	Demo Started^^	Pending Units				
Wells Homes									
670-680 E 38TH PL*	6	6			6			6	
670-686 (674) E 38TH ST*	12	12			12			12	
671-677 E 38TH PL*	6	6			6			6	
672-678 E 39TH*	6	6			6			6	
679 E. 38TH PL	6	6			6			6	
680-686 (682) E 39TH*	6	6			6			6	
688-694 E 39TH ST*	5	5			5			5	
689-699 E 38TH PL*	6	6			6			6	
698 E 39TH*	1	1			1			1	
701-709 E 37TH PL*	6	6			6			6	
710-726 (714) E 38TH ST*	12	12			12			12	
725 E 37TH PL/728 E 38TH ST*	12	12			12			12	
735-743 E 37TH PL/738-746 E 38TH ST*	12	12			12			12	
748-758 E 38TH ST*	6	6			6			6	
757 E 37TH PL/760 E 38TH ST*	12	12			12			12	
767-777 (773) E 37TH PL*	9	9			9			9	
770-774 (772) E 38TH ST*	3	3			3			3	
776-786 E 38TH ST*	6	6			6			6	
700-708 (704) E 38TH ST	6	6			6			6	
667 E 37TH PL	6	6			6			6	
679 E 37TH PL/688 E 38TH ST	12	12			12			12	
713 E 37TH PL	6	6			6			6	
745 E 37TH PL	6	6			6			6	
779 E 37TH PL	4	4			4			4	
679-693 E 37TH ST*	10					10		10	
3709 S VINCENNES AV**	10					10		10	
3726 S COTTAGE GROVE**	12					12		12	
3741 S VINCENNES AV**	12					12		12	
3809 S VINCENNES AV**	12					12		12	
3841 S VINCENNES AV**	12					12		12	
600 E 39TH ST**	6					6		6	
601 E 37TH PL**	6					6		6	
601 E 38TH PL**	4					4		4	
601 E 38TH ST**	4					4		4	
605 E 37TH ST**	10					10		10	
606 E 38TH PL**	6					6		6	
606 E 38TH ST**	6					6		6	
617 E 38TH PL**	6					6		6	
618-620 E 38TH ST**	12					12		12	
610 E 37TH PL**	4					4		4	
612 E 39TH ST**	6					6		6	
618 E 38TH PL/609 E 38TH ST**	12					12		12	
627 E 38TH PL**	6					6		6	
624-630 E 37TH PL**	12					12		12	
629 E 38TH ST/636 E 38TH PL**	12					12		12	

Address	Base Count	2002				2003	2004	2005	Demo Total
		Planned Units	Demo Complete^^	Demo Started^^	Pending Units				
Wells Homes									
620-624 E 39TH**	6					6		6	
623 E 37TH ST**	10					10		10	
633 E 37TH PL**	6					6		6	
632 E 38TH ST**	6					6		6	
629 E 38TH PL**	6					6		6	
630 E 39TH ST**	6					6		6	
631 E 38TH ST**	6					6		6	
635 E 37TH PL**	6					6		6	
638 E 38TH PL**	6					6		6	
638 E 38TH ST**	6					6		6	
640 E 37TH PL**	4					4		4	
647 E 38TH PL**	6					6		6	
642 E 39TH ST**	6					6		6	
649 E 37TH ST**	4					4		4	
651 E 38TH ST/650-58 E 38TH PL**	12					12		12	
657 E 37TH ST**	4					4		4	
659 E 37TH ST**	10					10		10	
720 E 37TH PL**	4					4		4	
734 E 37TH PL**	12					12		12	
750 E 37TH PL**	4					4		4	
3841 S RHODES AV**	12						12	12	
505 E 38TH PL**	12						12	12	
504-508 E 38TH ST**	28						28	28	
500-510 E 39TH ST**	6						6	6	
511 E 38TH ST**	28						28	28	
512 E 39TH**	6						6	6	
521 E 38TH PL	6						6	6	
521 E 38TH ST**/520 E 38TH PL	30						30	30	
526 E 39TH ST**	6						6	6	
531 E 38TH PL**	6						6	6	
530 E 38TH PL**/527 E 38TH ST	30						30	30	
532 E 39TH**	6						6	6	
533 E 38TH PL**	12						12	12	
545 E 38TH ST**/560 E 38TH PL	30						30	30	
547 E 38TH PL**	6						6	6	
555-565 E 37TH PL**	12						12	12	
3708 S VINCENNES AV**	4						4	4	
3726 S VINCENNES AV**	12						12	12	
3734 S VINCENNES AV**	4						4	4	
3820 S VINCENNES AV**	18						18	18	
3858 S VINCENNES AV**	12						12	12	
531 E 37TH ST**	6						6	6	
544 E 39TH**	6						6	6	
548 E 38TH ST**	12						12	12	
557 E 38TH PL**	6						6	6	

Address	Base Count	2002				2003	2004	2005	Demo Total
		Planned Units	Demo Complete^^	Demo Started^^	Pending Units				
Wells Homes									
570 E 38TH PL/561 E 38TH ST**	12					12		12	
558 E 39TH ST**	6					6		6	
559-561 E 37TH ST**	6					6		6	
3742 S VINCENNES/556 E 38TH ST/571 E 3	30					30		30	
559 E 38TH PL**	12					12		12	
564 E 39TH**	4					4		4	
3709 S RHODES AV**	10					10		10	
501 E 37TH ST**	6					6		6	
504 E 37TH PL**	12					12		12	
510 E 37TH PL**	5					5		5	
512 E 38TH ST/515 E 37TH PL**	30					30		30	
521 E 37TH ST**	5					5		5	
518 E 37TH PL**	5					5		5	
529 E 37TH ST**	5					5		5	
526 E 37TH PL**	12					12		12	
530 E 38TH ST/527 E 37TH PL**	30					30		30	
532 E 37TH PL**	5					5		5	
536 E 38TH ST/549 E 37TH PL**	30					30		30	
549 E 37TH ST**	5					5		5	
548 E 37TH PL**	12					12		12	
555 E 37TH ST/540-546 E 37TH PL**	10					10		10	
554 E 37TH PL**	5					5		5	
562 E 37TH PL**	5					5		5	
570 E 37TH PL**	12					12		12	
577 E 37TH ST**	5					5		5	
585 E 37TH ST**	5					5		5	
587 E 37TH ST**	6					6		6	
421 E 37TH ST	24						24	24	
408 E 39TH	24						24	24	
3707 S DR ML KING DRIVE	16						16	16	
3721 S DR ML KING DRIVE	32						32	32	
3723 S DR ML KING DRIVE	40						40	40	
3741 S DR ML KING DRIVE	40						40	40	
3743 S DR ML KING DRIVE	40						40	40	
3761 S DR ML KING DRIVE	40						40	40	
3801 S DR ML KING DRIVE	40						40	40	
3821 S DR ML KING DRIVE	40						40	40	
3823 S DR ML KING DRIVE	40						40	40	
3841 S DR ML KING DRIVE	40						40	40	
3843 S DR ML KING DRIVE	32						32	32	
3852 S VERNON AV	16						16	16	
Subtotal:	1,662	282			282	310	606	464	1,662

Address	Base Count	2002				2003	2004	2005	Demo Total
		Planned Units	Demo Complete^^	Demo Started^^	Pending Units				
Wells Extension									
540 E 36TH ST	65						65	65	
574 E 36TH ST	65						65	65	
559 E BROWNING AV	65						65	65	
511 E BROWNING AV	65						65	65	
527 E BROWNING AV	65						65	65	
575 E BROWNING AV	65						65	65	
Subtotal:	390						390	390	

Prairie Courts Ext.										
2822 S. Calumet	203	203			203	203				203
Subtotal:	203	203			203	203				203

	Base Count	Year 3-2002				Year 4 2003	Year 5 2004	Year 6 2005	Total Demo	
		Planned Units	Actual to Date	Demo in Progress	Pending Units					Total Units
Grand Totals	11,765	3,781	1,505	694	1,582	3,781	2,600	2,839	2,545	11,765

*CHA has been awarded HOPE VI Demo funds.

**CHA will apply for 2002 HOPE VI Demo funds.

^^Demo complete means the structural demolition is completed. Demo started means structural demolition has started.

^Footnotes

Cabrini Extension North: Subject to Consent Decree requirements.

Washington Park Low Rises: Additional buildings will be demolished at this development, but are currently pending for further analysis.

Henry Horner: Subject to Agreed Order requirements.

Jane Addams: Subject to state historic preservation requirements.

Detailed Listing of Non-Dwelling Demolition Activity for FY2003

The following non-dwelling structures are planned for demolition in conjunction with demolition of the adjacent dwelling units as part of the revitalization plan for each redevelopment property.

Development	Description
Abbott Homes	
1250 South Loomis	Swimming Pool
1324 South Loomis	Management Office
1313 West Arthington	ABLA Heating Plant
1207 West Taylor	Addams Boys Club
Cabrini Extension North	
418 West Oak	Heating Plant
1000 North Sedgwick	Community Building
Ida B. Wells Homes	
3600 South Vincennes	Vacant church
Robert Taylor Homes	
5120 South Federal	Boys & Girls Club
41 West 47th Street	Park District Field House
4700 South State	CHA Occupancy Dept.
100 West 47th Street	Abandoned Heating Plant
4630 South Federal	Elevator Dept. Building
3950 South State	Community Building
Rockwell Gardens	
150 South Western	Community Building
2540 West Jackson	Community Center
212 South Campbell	Heating Plant
2500 West Jackson	Management Office
Stateway Gardens	
3640 South State	Management Building
3658 South State	Park District Field House
3616 South State	Heating Plant
3500 South State	Center for New Horizons
3650 South State	Community Building

6: Disposition

All mixed-finance redevelopment properties will require a "disposition" to the partnership which will own the property. These dispositions will primarily be for long term leases on the properties, with a few potential exceptions to provide homeownership opportunities. In addition, it is beneficial to the CHA to occasionally exchange properties with the City of Chicago in order to maximize the opportunities for mixed-income development. Potential dispositions may also include properties which are part of a larger plan for redevelopment.

The CHA is required to provide a listing of all potential dispositions to HUD. These potential dispositions may change through future planning.

Detailed Listing of Potential Street Rededication Activity for FY2003			
Development	New Public Way to be Created	From	To
ABLA	May Street	13 th Street	Roosevelt
	Washburne	Racine	Blue Island
	13 th /Maxwell Street	Racine	Blue Island
	Arthington	Throop	Racine
	Lytte Street	Hastings Street	14 th
Cabrini-Green	Cabrini Extension North	Cleveland	Division
		Elm	Hudson
Drexel			Oak
			Larrabee
Henry Horner	Maryland Avenue	Interior Road	Interior Road
	Street		
Henry Horner	Alleys		
	West Maypole Avenue	North Hermitage	Wood Street
	North Bell Street	Lake Street	Maypole
	West Maypole Avenue	North Leavitt	North Oakley
	West Maypole Avenue	North Hermitage	Wood Street
	North Bell Street	North Hermitage	Wood Street
Lakefront	West Maypole Avenue	Lake Street	Maypole
	North Bell Street	North Leavitt	North Oakley
	West Maypole Avenue	North Leavitt	North Oakley
Lakefront	41 st Place	Lake Park	Oakenwald
	Oakenwald (realignment)	40 th Street	42 nd Place
Robert Taylor	Dearborn	40 th Street	42 nd Street
	Federal Street	40 th Street	42 nd Street
Stateway Gardens			
	36 th Street	Federal Street	State Street
	36 th Place	Federal Street	State Street
	37 th Street	Federal Street	State Street
	38 th Street	Federal Street	State Street
	Dearborn Street	35 th Street	38 th Street
Madden Park/Wells/Darrow	Federal Street realignment		
	38 th Street	Cottage Grove	Ellis (Madden Park)
	38 th Street	1/2 block west of Langley	Cottage Grove (Wells)
	38 th Street	1/2 block west of Langley	Cottage Grove (Wells and Darrow)
	South Evans Street (new)	Pershing Road	38 th Place (Darrow)
	South Langley Blvd	Pershing Road	1/2 block north of 38 th Street
Rockwell Gardens			
	West Gladys	Artesian Street	Western Avenue
	South Artesian	Gladys Street	Van Buren Street
	West Adams Street	Maplewood	Rockwell
	West Wilcox Street	Maplewood	Rockwell

Detailed Listing of Potential Property Disposition Activity for FY2003

Development	North Boundary	South Boundary	East Boundary	West Boundary	Notes
ABLA					
Brooks Extension	Roosevelt Road	Blue Island	Blue Island	Racine	Ground Lease
Roosevelt Rd Frontage	Roosevelt Road	Washburne	Racine	Loomis	Ground Lease
Jane Addams	Cabrini Street	Roosevelt Road	Racine	Loomis/Throop/Ada	Ground Lease
Grace Abbott	Roosevelt Road	15 th Street	Loomis	Ashland	Ground Lease
Fosco Park Parcels	13 th Street	14 th Street	Racine	Throop	Land Exchange
Cabrini					
Flannery	North Ave	Clybourn	Larrabee	Halsted Street	Sell Building/Ground Lease Land
Cabrini	Division	Oak	Sedgwick	Larrabee	Ground Lease
Henry Horner					
Phase 2a1 (West)	Lake Street	Washington	Leavitt	Oakley	Ground Lease
Phase 2a1 (East)	Lake Street	Washington	Hermitage	Wood	Ground Lease
Robert Taylor A & B					
	39 th Street	53 rd Street	State Street	Dan Ryan Expressway/Federal	Ground Lease/Redevelopment
Madden Park/Wells/Darrow					
Madden Park/Wells/Darrow	East Browning Avenue	East 39 th Street	South Lake Park Avenue	South Martin Luther King, Jr. Drive	Ground Lease
Madden Park Homes	38 th Street	Pershing Rd (S)	Alley west of Lake Park Avenue	Cottage Grove	Ground Lease
Ida B. Wells Homes	37 th Place	Pershing Rd	Cottage Grove	Vincennes Road	Ground Lease
Clarence Darrow Homes	38 th Street	Pershing Rd	Cottage Grove	Langley Road	Ground Lease
Rockwell Gardens					
	Monroe	Van Buren	Western	Rockwell	Ground Lease
Stateway Gardens					
	35th Street	39th Street	State Street	Federal Street	Ground Lease
Other					
Lawndale Scattered Sites	1247-51 South Sawyer				Land Exchange
Lawndale Scattered Sites	1335-49 South Independence				Ground Lease
	3600 South Vincennes				Offer for Sale requirement (Church)
	1400-10 South Albany/3101-15 West Douglas				Land Exchange
	4434 South Hermitage				Land Exchange
	12939-12941 South Halsted				Land Exchange
	4201 South Berkeley				Land Exchange
	4209 South Berkeley/4206 South Greenwood Ave.				Land Exchange
	Two (2) parcels at 3500 West Douglas				Land Exchange to create Lawndale Community Academy
Scattered Sites North Central	3045 West Franklin Blvd.				Land Exchange
	443 North Albany				Land Exchange
	443 North Whipple				Land Exchange

7: Estimated Capital Expenditures (By Development)

FY2003 CAPITAL PROGRAM
ESTIMATED CAPITAL EXPENDITURES (BY DEVELOPMENT AND FUND)

Category 1 -PRE-MTW Commitments	HOPE VI Revitalization	Capital Fund FY2002 Grant	Bond Proceeds	Capital Fund (Prior Year Grants)	Other Agency	City State Properties	HOPE VI Demolition	TOTALS
Henry Horner	58,667,069						\$3,757,403	\$12,424,472
Cabrim Homes Extension	14,206,974							14,206,974
ABLA	5,686,011						2,028,523	7,714,534
Madden Park/Wells	6,915,100	0					701,787	7,616,887
Washington Park (St. Edmunds)		633,000						633,000
Robert Taylor B							553,301	553,301
Hilliard		9,946,667						9,946,667
Lakefront on-site/Drexel					9,744,720			9,744,720
CHA WIDE		550,000						550,000
Sub-Totals	35,475,154	11,129,667	-	-	9,744,720	-	7,041,014	63,390,555
Category 2 -Senior Developments		6,847,299	16,848,524	84,884,203				108,580,026
Category 3 - Scattered Sites		34,677,000						34,677,000
Category 4 - Non- Section 202 Family Properties								
Lawndale Gardens		2,800,000					1,127	2,801,127
Lake Parc Place		2,025,540						2,025,540
Washington Park (Lowrise)		3,400,000					355,001	3,755,001
Bridgeport Homes		7,200,000						7,200,000
Wentworth Homes		3,151,544		15,348,456				18,500,000
Lowden Homes		7,100,000						7,100,000
CHA WIDE		8,615,364						8,615,364
Sub-Totals	-	34,292,448	-	15,348,456	-	-	356,128	49,997,032
Category 5 - Section 202 Properties								
Trumbull Park		16,500,000						16,500,000
Aligeld Gardens/Phillip Murray		1,000,000						1,000,000
Rockwell Gardens	4,430,638						4,354,734	8,785,372
Robert Taylor Homes	8,264,160						5,067,634	13,331,794
Stateway Gardens		9,317,406					268,666	9,586,072
CHA WIDE		3,675,000						3,675,000
Sub-Totals	12,694,798	30,492,406	-	-	-	-	9,691,034	52,878,238
TOTAL	48,169,952	117,438,820	16,848,524	100,232,659	9,744,720	-	17,088,176	309,522,851
City State Properties						4,302,382		4,302,382
CHA WIDE				13,335,000	250,000			13,585,000
INTEREST EXPENSE		15,348,456						15,348,456
ENVIRONMENTAL REMEDATION					9,467,454			9,467,454
OFF SITE LAND ACQUISITION					9,467,454			9,467,454
GRAND TOTAL	\$48,169,952	\$132,787,276	\$16,848,524	\$113,567,659	\$28,929,628	\$4,302,382	\$17,088,176	361,693,597

8: Planned Relocation FY2003

The chart below shows the planned relocation for FY2003:

Planned Relocation FY2003		
Development and Address	Total Units	Occupied Units
ABLA 1433 W. 13th St.	150	74
Cabrini Extension South 364 W. Oak St.	65	55
Green Homes 630 W. Evergreen Ave. 1340 N. Larrabee St.	144 144	51 62
Horner Homes 1850 W. Washington Ave.	65	36
Taylor A 4037 S. Federal St.	157	107
Taylor B 4947 S Federal St. 4946 S State St.	158 158	101 98
Trumbull Park Homes Various addresses	458	319
Wells Homes Various addresses	305	156
Wentworth Gardens Various addresses	422	316
Total	2,226	1,375
Occupancy is as of July 1, 2002		

9: Senior Designated Housing Plan Update

The Senior Designated Housing Plan was approved by HUD in FY2000. Conditional approval was granted based on the CHA's compliance with certain conditions. Each condition and the CHA's progress is listed below:

- ***Follow through on its commitment to exceed the 5% and 2% accessible unit requirement.***

The CHA committed to exceeding the 5% and 2% accessible unit requirement. The CHA and the Mayor's Office for People with Disabilities are entering into an Inter-Governmental Agreement to ensure that all applicable accessibility requirements are incorporated into our redevelopment and rehabilitation process. This will ensure that the CHA meets the requirements established by HUD.

- ***Maintain records on the number of applicants with disabilities who are affected by the designation and alternatives they exercised.***

A total of 1,048 applicants were affected by the designation. The CHA received 292 requests for a HCV. Of the 292 requests for a HCV, thus far 123 applicants have moved utilizing a HCV. The CHA will mail letters to any remaining qualified applicants with disabilities on the wait list for a senior development and offer vouchers as a housing option. Additionally, approximately 25 applicants requested to be transferred to the CHA family wait list.

- ***Provide the number of housing choice certificate/voucher holders with disabilities that applied for funds from the CHA's Access Improved Fund and the status of the applications.***

The purpose of the Access Improvement fund is to assist all voucher holders with disabilities with funding to increase the supply of available accessible housing. There were 63 applications for modifications in FY2002. Eleven (11) applications were denied or closed out by the applicant. Of the 52 applications that were approved, 23 units are complete, 26 units are in progress and the three (3) units are awaiting price quotes.

- ***Provide the number of HCV landlords or holders who requested an increase in the Fair Market Rent. Maintain accurate records as to the number of families for which the CHA establishes a higher payment standard within the basic range as a reasonable accommodation. Provide documentation to support request to the HUD field office for an exception payment standard within the upper range.***

The rent requests made by HCV landlords for persons with disabilities did not exceed the Fair Market Rent under 24 CFR 8.28(5). A higher rent payment standard for reasonable accommodations for a family that includes a person with a disability was not established.

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- ***Provide HUD with minutes from meetings with representatives of disability advocacy groups as required in the March 6, 2000 Plan approval letter.***

Meetings were held with local HUD officials and representatives of Access Living in FY2002. The meeting minutes were provided to all participants, including officials from the local HUD office. The CHA will coordinate meetings with Access Living to discuss future outreach strategies for persons with disabilities affected by the designation.

- ***Maintain minutes of semi-annual meeting with HUD***

Semi-annual meetings were not held in FY2002. The Senior Designated Plan Updates were included in the CHA's FY2002 MTW Annual Plan submission to HUD.

- ***Include a provision in the ground lease for the land that the CHA will lease to private Developers for the construction of housing built with tax credits or other private funds.***

In the November FY2000 Requests for Qualifications for the new HOPE VI developments (HOPE VI RFQs), the CHA established a high priority on meeting and exceeding the Federal requirements for accessible housing. In FY2001, Access Living participated in various redevelopment task force meetings. Access Living suggested additional language to the accessibility paragraph in our FY2001 HOPE VI RFQs. The changes were made and revised language was issued. The CHA will continue to enforce accessibility requirements throughout the rehabilitation and redevelopment processes.

10: Public Comments

The CHA released the Plan Year 4 on September 1st and accepted comments from residents and other stakeholders until October 9th. On September 25th, the CHA held a public hearing for residents and the general public. Below are the comments received and the CHA responses.

INDIVIDUAL/ORGANIZATION	COMMENT	CHA RESPONSE
ABLA Local Advisory Council	Requested changes in the demolition schedule. The 1440 W. 13th building should be left until 2006 and the 75 units which were rehabilitated at Addams should not be demolished until 2006. New construction should begin in 2003 and 2004.	All properties subject to Section 202 are scheduled for demolition by the end of FY2005 pursuant to CHA's agreements with HUD. Accordingly, 1440 W. 13th must come down at that time. The CHA will also maintain six recently rehabbed buildings in Addams as temporary relocation resources in coordination with the final redevelopment plan at ABLA. The CHA will make it a priority to move forward with developer selection and financing and begin construction of the 75 new public housing units at ABLA as soon as possible in coordination with the ABLA Working Group and ABLA Redevelopment Plan.
ABLA Local Advisory Council	Every resident at Jane Addams and everyone has to be clear that they are eligible for replacement housing if they are in lease compliance and in good standing.	All 10/1/99 lease compliant residents have the right to return under the Relocation contract. The CHA is working to educate residents on their right to return through on-site meetings, counseling, workshops and mailings.
Altgeld/Murray Local Advisory Council	Will there be total rehab for Altgeld?	All 1,998 units at Altgeld Gardens and Murray Homes will be rehabilitated in FY2004 through FY2008 as stated on page 8 of the DRAFT for Public Comment Plan for Transformation Year 4. The site is assumed to be rehabilitated as 100% public housing, subject to further planning with the Working Group.
Altgeld/Murray Local Advisory Council	Are there any plans for environmental remediation for Altgeld?	The details of the rehabilitation plans, including any necessary environmental remediation, will be determined with the assistance of the Working Group and a planner who will be selected this fall.
Altgeld/Murray Local Advisory Council	Concerning our status as a historic land mark will this play a role? What funds will be set-aside for Altgeld rehabilitation?	The historical nature of this property may make it eligible for other specific grants and other funding resources. The plans for Altgeld have not been finalized. The CHA is meeting with the Working Group to establish and finalize the rehabilitation plan. Since these plans will directly impact the amount of funds needed, the exact budget will not be available until the planning has been completed.
Altgeld/Murray Local Advisory Council	Why weren't the L.A.C. Presidents included in finalizing the Plan for Transformation Year 3.	Each year LAC Presidents have multiple opportunities to assist in the finalization of the Plan for Transformation, including the public comment period and hearing and CAC/CHA meetings.
Altgeld/Murray Local Advisory Council	The number of occupied units, where did those numbers come from? (It states 1,089 units occupied, actual number is 1,440).	Altgeld and Murray together had 1,384 occupied units as of September 30, 2002. Altgeld Gardens has 1,498 units of which 1,081 were occupied. Murray Homes has 500 units of which 303 were occupied. (See Appendix 5 of the Year 4 Plan.)
Annett Rashada	Want to thank the board and operations department for sending the residents such a competent and capable manager as Mrs. Bennie Smith.	Thank you for your support of Mrs. Smith.
Annie R. Smith	In FY1996, residents created a strategic plan. Why was this strategic plan not included in the Plan for Transformation? Residents are being pushed out for affordable housing, what is happening to the public housing units?	Each redevelopment planning process includes extensive involvement by the residents and participation by the LAC in the Working Group. Earlier strategic plans were taken into consideration with the first Plan for Transformation and subsequent redevelopment planning. The CHA will provide approximately 25,000 units of public housing for its residents through the Plan.
Bobby Coleman	Requested information on his status on the waiting list.	Referred to Operations Staff for assistance.
Bridgeport Local Advisory Council	Where are the eight units that Bridgeport will lose?	Unclear about the 8 units. The Bridgeport working group is meeting with CHA representatives regarding the plans for construction and the type of units that will come back on line. The CHA takes into consideration the needs of the residents regarding the number of bedrooms, the accessibility needs of residents with disabilities, the need for on-site parking and the need to comply with the City Code regarding a fire lane. These improvements will result in an overall reduction of the total number of units.
Cabrini Green Local Advisory Council	Why is Cabrini totally set for Demo? Cabrini Green LAC voted that because there is no more land and not enough funds, there would be no more demolition in Cabrini Green.	TBD means "to be determined" in the draft chart. The final copy will state "undecided" for clarity. Cabrini consists of Cabrini Extension North and South, Green Homes (including 1230 N. Burling) and Cabrini Row Houses. Cabrini Extension North and South and Green Homes are subject to Section 202 of the HUD Regulations and must be demolished and replaced. Redevelopment of these properties will occur with the input from the Working Group and will utilize CHA, public and private funds.

INDIVIDUAL/ORGANIZATION	COMMENT	CHA RESPONSE
Cabrini Green Local Advisory Council	I believe we have a court decree that states: That we would only lose 1,324 units being replaced with 700 pure public housing units and 296 tax credit units for residents. The remaining Cabrini would be rehabbed using TIF funds. The Cabrini Green LAC would be resident managed. The LAC will be co-developers. Please explain.	The Consent Decree only applies to Cabrini Extension North. The Decree provides that the CHA will provide funding for development and operation of at least 700 public housing units for Cabrini Extension North. The CHA and LAC are working with the residents in accordance to the decree regarding resident involvement in development at Cabrini Extension North. In addition, Cabrini Extension South and Green Homes will be redeveloped with input from the Working Group, the developer and the CHA and may use TIF funds. The number and mix of units will be determined in the future. The Consent Decree does not address property management at Cabrini-Green.
Central Advisory Council (CAC)	An ongoing concern that the pace of demolition at many CHA properties is proceeding at a much faster pace than the development of new public housing units and or the rehabilitation of current units.	The Plan for Transformation started with HUD's requirement that most of the CHA's housing stock, which included significant vacancies, failed the Section 202 viability test and would need to be demolished. It was anticipated that demolition would be concentrated at the beginning in preparation for redevelopment.
Central Advisory Council (CAC)	An ongoing concern that the CHA will need additional funding from the City and Federal sources to complete the ten year Plan; and that additional funding may not be available, because of competing priorities at both the local and national levels.	The CHA's Plan started with a commitment of \$1.56 billion in Federal resources for all categories of the Plan. Additional funds are leveraged from local, federal, public and private resources to redevelop mixed finance projects. The CHA will continue to leverage its funding to finance its ongoing capital program as provided in the Plan.
Central Advisory Council (CAC)	An ongoing concern that many current public housing families may need substantial additional supportive services beyond the level currently available to ensure these families the opportunity to move into, and remain in, the new and or rehabilitated housing.	The CHA has established the Service Connector System to link residents to direct service providers in their community. Support for this program is increasing by 17% in FY2003 and the CHA will continue to assess the success of this program in linking residents to existing city-wide services.
Central Advisory Council (CAC)	An ongoing concern that significant additional efforts by CHA are necessary to maximize the employment of public housing residents during all phases of the Plan for Transformation.	Sustained employment is one of the focus areas of the CHA to achieve resident success and self sufficiency. The CHA has several successful initiatives that help in employing residents. They are Section 3, Service Connector and grant funded programs from the Department of Labor.
Central Advisory Council (CAC)	An ongoing concern that private rental housing opportunities for families electing to participate in the Section 8 Housing Choice Voucher program are steadily decreasing due to condominium conversions, and the wide spread shortage of affordable housing throughout the Chicago metropolitan area.	CHA residents have experienced minimal problems with identifying private rental housing opportunities. Most families continue to find housing within 90 days of receiving a voucher. The CHA provides counselors to assist families in housing search and to market for landlords.
Central Advisory Council (CAC)	An ongoing concern that families participating in the Section 8 program are often limited in their choices, resulting in the concentration of many Section 8 participants in areas that are racially concentrated and economically distressed.	As described in the Plan, the CHA supports a number of important initiatives to ensure that residents have viable choices for private housing.

INDIVIDUAL/ORGANIZATION	COMMENT	CHA RESPONSE
Central Advisory Council (CAC) Legal Representative	A major CAC concern is the continuing changes of some properties from one category to another, and the fluctuation in the number of units to be developed or rehabilitated at various sites.	The new format did not change the original categories (except that Randolph Towers was incorrectly listed as a 5A property and is changed to 5B in the final document). Although the chart on p. 8 groups the properties differently, the categories did not change. The categories are noted in the first column. The original categories were determined as follows: Category 1: Existing Redevelopment Commitments (as of 10/1/99) Category 2: Senior Buildings Category 3: Scattered Sites Category 4: Non-202 Family Properties (not subject to the Section 202 viability test) Category 5: Family properties subject to Section 202 (as of 10/1/99) 5A: Low- rises, Mid-rises and non-gallery high rises properties (a determination was made in 2001 that these properties were not subject to Section 202). 5B: Gallery High-rises The final Plan separates Cabrini Row Houses to show that it is a Category 5A property.
Central Advisory Council (CAC) Legal Representative	The lack of resident participation through the Working Groups has also been an ongoing problem at certain developments....	The CHA remains committed to receiving the benefit of resident participation during both the rehabilitation and redevelopment process. The Working Group's composition, roles, responsibilities and guidelines for the redevelopment process were agreed upon in 2000 by the CHA and the CAC. They were also stated for redevelopment in Appendix V of the Year 2 Plan for Transformation (see attachment 1). The rehabilitation process requires a different planning approach than redevelopment. For example, the CHA will not hire a developer or obtain private financing. The working group will have an advisory role in decisions made during the rehabilitation planning process.
Central Advisory Council (CAC) Legal Representative in the following areas: 1) the development of Property Specific Admission Criteria; and 2) the receipt and review of procurement documents related to rehabilitation/development.	Working Groups will have input in the property specific criteria for redevelopment sites before they are finalized. The Working Groups will review and comment on the proposals. The Working Group's involvement in procurement is defined at redevelopment properties to include Working Group participation to make recommendations to the CHA for the selection of a developer. At rehabilitation properties, there is no selection of a developer.
Central Advisory Council (CAC) Legal Representative	The CAC is very concerned that CHA's arbitrary shifting of properties between categories makes it difficult to monitor progress towards the 25,000 public housing units goal. Occupancy is discussed related to decisions on properties.	See response above concerning categories. To monitor progress toward the goal of approximately 25,000 units, this planning chart presents the latest unit information on each property. Actual occupancy is not the only factor affecting decisions on the number of units to return to each property. There are a number of factors that may affect the total final unit count including the accommodation of larger families, meeting ADA/504 standards and requirements for additional common areas such as parking.
Central Advisory Council (CAC) Legal Representative	Altgeld Gardens may have less units than 1,998 returning given the existing litigation regarding environmental conditions.	The CHA does not anticipate that environmental litigation will cause a change in the total number of units delivered (no comment on pending litigation).
Central Advisory Council (CAC) Legal Representative	It is critical that the CAC be provided information regarding how many of these "lost" occupied units were due to eviction, how many were due to moves to Section 8, (both temporary and permanent), how many to other public housing units, etc. This information should be also be provided to the CHA consultant, (Tom Sullivan) hired to monitor and report on relocation.	One of the functions of the agreement with the relocation monitor is to review and provide an independent source of information on the relocation process. As part of reporting, information will be available to provide the CAC and the CHA information on the status of all 10/1/99 residents. The CHA will continue to provide the relocation monitor with the agreed upon information.
Central Advisory Council (CAC) Legal Representative	The CHA also needs to immediately address the continuing problems at many properties caused by the CHA's freeze on leasing, and or transfers, especially split family transfers required because of overcrowding.	The CHA presented the procedure for transfers (including split family transfers) to the CAC. Transfers may be processed by the property managers at each site and will take place in accordance with the priorities in the procedure. The relocation counselors will also assist in processing qualified split family transfers as part of the relocation process.

INDIVIDUAL/ORGANIZATION	COMMENT	CHA RESPONSE
Central Advisory Council (CAC) Legal Representative	Made Ready properties at Dearborn and Ickes are not being significantly used as relocation sites. In addition, it is important to provide some minimal work in occupied units at these properties.	The CHA is continuing to prepare make ready units at both of these properties and the projected need for such units continues to be very high. The CHA is also making ready occupied units at these properties to help maintain habitability.
Central Advisory Council (CAC) Legal Representative	Changes in Property Designations: the Plan appears to move some properties between original Plan categories (1,2,3,4, 5A & 5) without consultation with the CAC or LAC.	The new format did not change the original categories (except that Randolph Towers was incorrectly listed as a 5A property and is changed to 5B in the final document). Although the chart on p. 8 groups the properties differently the categories did not change. The categories are noted in the first column. The final Plan will also separate Cabrini Row Houses to show that it is a Category 5A property. (see previous comment.)
Legal Assistance Foundation of Metropolitan Chicago	Service connector - concerned that they are not working closely with the property manager, especially regarding potential lease compliance matters. The Plan should clarify the reliance on the resident's initiative in using the Service Connector.	One primary goal for FY2002 and continuing into FY2003 is to strengthen the connection between the Service Connector and responsible service provider and the property managers, particularly with regard to potential lease compliance issues. Lease compliance referrals are a primary outcome of the program and each Service Connector is evaluated on their ability to assist residents with lease compliance issues. The Service Connector places a high priority on outreach to residents to facilitate easy access to assistance, but use of services are the responsibility of the resident.
Legal Assistance Foundation of Metropolitan Chicago	Concern that residents have limited choices for their temporary housing.	The CHA provides as many choices as possible within public housing if a resident chooses to live there temporarily. Those choices must be limited, however, to units which are temporarily available for that purpose. As rehabilitation continues, more public housing units will be available for permanent relocation.
Legal Assistance Foundation of Metropolitan Chicago	Independent relocation monitor is a key ingredient to improving the relocation process for FY2003 and more explanation of the role of the monitor would be helpful in the Plan.	The relocation monitor is described generally in the Year 4 Plan and more information on his role will be provided in the Annual Report for FY2002.
Central Advisory Council (CAC) Legal Representative	Plan for Transformation Process: Request additional time for the CAC to review preliminary draft of the Plan for FY2004.	The CHA will discuss the schedule for FY2004 with the CAC to establish a reasonable time for comments.
Central Advisory Council (CAC) Legal Representative	The CAC needs basic information on a regular basis including: Specific information on potential demolition of scattered site properties and completed rehabilitation	The CHA will provide the scattered site LAC's with an updated list of properties rehabilitated or planned for demolition to date. Each determination is made in conjunction with a physical evaluation of the property to retain as many units as feasible for public housing.
Central Advisory Council (CAC) Legal Representative	Exact locations of all new or rehabilitated units to meet the 25,000 goal.	As described previously, all decisions regarding the number of public housing units at family developments will be discussed in conjunction with Working Groups.
Central Advisory Council (CAC) Legal Representative	Working Groups for rehabilitation should be the primary vehicle for discussion of rehabilitation plans. Residents should be involved in the procurement process for architects, planners, construction companies, etc at all rehabilitation properties.	The CHA agrees that discussions regarding planning for rehabilitation should take place with Working Groups at those properties. Resident involvement in procurement is limited to input into selection of developers who will be directing the planning at redevelopment properties and who hire and supervise the professional services for redevelopment.
Central Advisory Council (CAC) Legal Representative	The initial Plan committed to rehabilitation of 10 specific family properties and a minimum number of rehabilitated public housing units. Was Altgeld substituted for these units?	The initial Plan stated that the ten properties (Category 4) were not subject to Section 202 and stated a goal of 2,254 public housing units at those properties. A number of those properties are undergoing Working Group processes to determine the exact number of units to be rehabilitated as public housing. As the other Working Groups undertake planning, the number of units, final decisions on rehabilitation, redevelopment, mixed income or mixed finance for each property will be determined. Altgeld will be rehabilitated as public housing, but the final number of units will be determined through Working Group discussion with information from planners and architects in the next year.

INDIVIDUAL/ORGANIZATION	COMMENT	CHA RESPONSE
Dearborn Homes Local Advisory Council	What are the future plans for Dearborn Homes? Are there a fixed number of units compiled within the 3,099 units to be determined? How many units will be retained as public housing units? As market rate and affordable housing? Are there any interests from anyone willing to purchase the property? If yes, who?	At this time the CHA is also currently using Dearborn Homes as a relocation resource, in addition to continuing to house residents. There have not yet been any additional plans confirmed. The CHA has not received or solicited any offers of interest from anyone willing to purchase the property.
Hilliard Homes Local Advisory Council	In the new Hilliard Homes, when a public housing resident's income goes up, will they be evicted?	The new Hilliard Homes will be a mixed income property and all residents must be eligible under the tax credit income limits initially. Once qualified, family incomes may rise, but no one will be evicted under current public housing or tax credit rules.
Ickes Local Advisory Council	The residents need more stability when it is time for them to move.	The CHA has established the Service Connector System to link residents to direct service providers in their community and has provided counseling programs to assist residents through relocation. A full description of the CHA's approach to relocation and the service connector is available in the Plan.
Ickes Local Advisory Council	What is the future of the development at Ickes?	At this time, in addition to continuing to house residents, the CHA is also currently using Ickes as a relocation resource. This means that a number of residents already involved in the relocation process are being moved into units at Ickes. The CHA is performing minor renovations to provide comfortable situations for both residents that have to move due to building closure and consolidation and the current Ickes residents. There have not yet been any additional plans confirmed for Ickes. There is no fixed number of public housing units to be retained at the development after revitalization, or any decisions regarding making the property a mixed income development.
Ida B. Wells Extensions, Joseph Watkins	Need social services at the Wells development beyond the Service Connector Program. Where can residents get money for application fees and background checks?	CHA residents are part of the larger City of Chicago community. The CHA's Service Connector System facilitates resident access to community services. In addition, the Madden/Wells HOPE VI program includes a Community Social Services program, developed with the Working Group, which will provide additional targeted services to the development. If the resident is moving into CHA owned replacement public housing, the CHA is assisting with those costs.
Ida B. Wells, Hanis Stonton	Questions about resident participation in the first Plan. Would like to know how one resident leader has a large apartment with arches. She is licensed and bonded and attempted to get a contract with the CHA but did not.	The resident participation process for the initial Plan for Transformation was extensive, including extensive meetings with a Resident Advisory Board (RAB), Town Hall meetings at each family development, and numerous public hearings. Make ready units at Wells receive improvements which could include an arched doorway. The CHA Office of Procurement and Contracts will follow-up on contractual matters.
Ida B. Wells Local Advisory Council	Madden/Wells wants to make sure there are 1,000 public housing units under the new development: 150 Seniors; 100 Home Ownership for Residents; 750 Family public housing units.	The Madden/Wells/Darrow description has been amended to clarify that the development will provide 150 senior units; 100 home ownership units for families and 750 family public housing units.
Kat Haines Jewish Council on Urban Affairs (JCUA)	The timing of units coming on line has been slowed since Year 1 of the Plan. Nevertheless, several hundred people have been relocated.	The Plan for Transformation started with HUD's requirements that most of CHA's housing stock, which included significant vacancies, failed the Section 202 viability test and would need to be demolished. It was anticipated that demolition would be concentrated at the beginning in preparation for redevelopment.
Jimmie Summer	Are people who filled out applications included in this transformation Plan?	The CHA is not currently housing applicants from the family waiting list. Once the CHA has completed the redevelopment and rehabilitation of its public housing units, and current residents have received their permanent housing choice, the CHA will begin to service families on the waiting list.
Lathrop Homes Local Advisory Council	What month is the Working Group for Lathrop Planned? What are the Plans for Lathrop? The units that are listed TBD, will they be rehabbed? Will it be all Public Housing or mixed income please tell us something?	The CHA will set up an initial Working Group meeting in the 4th quarter FY2002 to develop the strategy for rehabilitation or redevelopment. The decisions on the number of units of public housing or mixed income housing will not be finalized until the planning is completed.

INDIVIDUAL/ORGANIZATION	COMMENT	CHA RESPONSE
Lawndale Gardens Local Advisory Council	I need to know the breakdown for Lawndale Gardens?	A Working Group will be established for Lawndale Gardens. This low rise property is planned to be rehabilitated as 100% public housing. The final planning stages will require consideration of the bedroom size of the residents and may require adjustments to the number of units coming back on line due to the need for larger or ADA compliant units and/or changes to common areas.
LeClaire Courts Local Advisory Council	LeClaire courts has both federal and city/state properties in the development. There are 316 units on the city/state side and it needs a lot of work. Will funding for this side be part of the Yr. 4 Plan?	City-State properties have property based Section 8 contracts and are not traditional public housing properties and are not covered under the Plan for Transformation.
Lowden/Trumbull Local Advisory Council	Explain EIR? Explain Deconcentration as it applies to Trumbull/Lowden?	HUD endeavors to ensure that public housing residents are not concentrated in particular geographical areas. To this end HUD established the EIR, which stands for the Established Income Range. The EIR is used to determine if developments need income-mixing strategies. If the income range of a development falls outside of the EIR, then the CHA must explain how it intends to increase the average income of the development. Lowden was found to have an average income within the CHA's EIR. The average income for Lowden was \$10,136. The average income of Trumbull Park, \$7,726 is below the EIR. After all residents have been relocated pursuant to the relocation rights contract, the CHA will implement strategies to raise the EIR.
Lowden/Trumbull Local Advisory Council	Requested information on Lowden completion date, and the status and planning for Trumbull, including is the site Historic?	Lowden will be completed in FY2003 as a rehabilitated public housing development. Trumbull is a historic property and will be rehabilitated as 100% public housing.
Madden Park Homes Local Advisory Council	Demolition for the town homes in Madden Park is unnecessary since these units are an asset and the cost to upscale the units is feasible. 4 bedroom units are being eliminated out of the redevelopment. Where are large families supposed to live?	The plans for the Madden/Wells/Darrow redevelopment were developed with significant resident input and demolition of the Madden Park town homes are an integral part of the overall plan to transform the community. The Working Group should address the concern regarding large bedroom units.
Michael Ibrahim	There already exists a significant shortage of affordable housing in our city. Presumably the zoning re-write will also have a bearing, what is the expected impact for CHA and others in need of affordable housing?	The CHA works with the City of Chicago Department of Planning and Development (DPD) to maximize the city's affordable housing supply.
National Center on Poverty Law	The pace of demolition has far exceeded the pace of new construction, thereby significantly harming CHA residents in the process.	The Plan for Transformation started with HUD's requirements that most of CHA's housing stock, which included significant vacancies, failed the Section 202 viability test and would need to be demolished. It was anticipated that demolition would be concentrated at the beginning in preparation for redevelopment. The CHA is working closely with residents to provide a comprehensive and compassionate approach to relocation.
National Center on Poverty Law	CHA is re-segregating public housing families under the Section 8 Program.	The CHA as contract administrator, through its contractor CHAC, encourages voucher holders to consider locations which are not concentrated, and to use their voucher at their discretion and in the location of their choice. CHAC actively promotes deconcentration through Mobility Counseling, Gautreaux Counseling and landlord outreach initiatives like education and recruitment.
National Center on Poverty Law	The Service Connector Program has failed to provide needed assistance to families affected by the Plan for Transformation.	The Service Connector is reaching families throughout the CHA's housing developments. The CHA is continuing to work with the Chicago Department of Human Services and the Department of Aging to ensure that the program is reaching families and seniors. The CHA will continue to monitor the program which is designed to link residents with needed assistance.
National Center on Poverty Law	There has been a disturbing lack of meaningful resident participation in the implementation of the plan for transformation.	The CHA remains committed to receiving the benefit of resident participation during both the rehabilitation and redevelopment process. Resident participation includes the Working Groups, resident meetings and ongoing outreach on proposed plans and activities.
North Lawndale Local Advisory Council	Demolition should be slowed down.	Please see responses concerning the pace of demolition, above.
North Lawndale Local Advisory Council	A survey should be done in the city to see if Chicago will be able to absorb the Section 8 Vouchers.	Each year HUD reviews the ability of the market to absorb additional housing vouchers under the MTW Agreement. HUD reviewed a 2001 study and did not find cause for the CHA to adjust its relocation schedule.

INDIVIDUAL/ORGANIZATION	COMMENT	CHA RESPONSE
North Lawndale Local Advisory Council	Residents in scattered sites neighborhoods should have a service connector office within reach of the residents.	Due to the geographical distribution of the Scattered Site housing stock, the CHA does not have a Service Connector office assigned to the five regional Scattered Site areas. Instead, the residents of these units have a toll free number that connects them to United Way which will refer the resident to the nearest service agency in their area. The CHA contracts with the Chicago Department of Human Services to provide this service.
North Lawndale Local Advisory Council	Residents should have more participation in the rehabilitation or redevelopment process.	The CHA remains committed to receiving the benefit of resident participation during both the rehabilitation and redevelopment process.
North Lawndale Local Advisory Council	City/State properties are also public housing and should be included in the Plan for Transformation process.	City-State properties have property-based Section 8 contracts and are not traditional public housing properties. They are not covered under the Plan for Transformation.
Ogden and Harrison Courts Representative	Will Ogden Courts and Harrison Courts be part of the Plan?	Ogden Courts and Harrison Courts will not be included in the plan because they are City-State properties with project-based Section 8 contracts rather than traditional public housing properties.
Resident, Dr. Ayo Maat	I see little or nothing in the Plan to place scattered sites residents on equal or comparable footing with other public housing residents in terms of access to employment, training and social services. What is the strategic plan for disabled residents who live in scattered sites to have access?	The residents of scattered site units access the Service Connector System through the United Way (through a toll-free number) which will refer the residents to the nearest service agency in their area. The CHA contracts with the Chicago Department of Human Services to provide this service. Persons with disabilities living in scattered site locations may also access these services and be forwarded to a service provider at an accessible location.
Resident, Edria Shipp	LeClaire Courts should be the next development torn down.	LeClaire Courts is a City-State property and therefore not included in the Plan for Transformation. LeClaire Courts Extension, the public housing portion of this development, does not have a completed plan for rehabilitation or redevelopment.
Grant Newburger	The CHA is only giving people six months to cure their lease violations, what about those already evicted?	Residents with curable lease violations are provided with a six-month cure period to regain their lease compliance. If a resident has a non-curable lease violation (such as one-strike activity), their eviction may proceed immediately.
Resident, Velma Lois Landry	630 West Evergreen should not be closed or demolished. No more demolitions should be scheduled until more groundbreakings are scheduled.	630 West Evergreen is part of the William Green Homes development, one of the high-rise gallery properties that failed the HUD viability test under Section 202 of the Omnibus Consolidated Rescissions and Appropriations Act of 1996, and is therefore scheduled for demolition.
Robert Taylor Local Advisory Council	Where (what sites) will the 81 units of Robert Taylor begin?	The first 81 units will be constructed on the northern half of the current Robert Taylor site (currently known as Robert Taylor A).
Robert Taylor Local Advisory Council	Have the environmental issues for all Robert Taylor been addressed before construction can begun?	The CHA will continue to address environmental issues for all developments during the pre-construction and construction phases. Robert Taylor Homes will receive an environmental assessment as a routine part of the pre-development process.
Robert Taylor Homes A Local Advisory Council	The LAC would like to see more than 251 off-site, replacement public housing units built.	The plans for the Robert Taylor redevelopment were developed with significant resident input with a current off-site commitment of 251 public housing units. The CHA will continue to seek additional opportunities to build off-site replacement public housing units through the city.
Robert Taylor Homes A Local Advisory Council	The LAC continues to believe that there should be no property specific requirements for return that are additional to those already spelled out in the Relocation Rights Contract, CHA and HUD regulations. LAC would like to play a major role in the total management of the new Robert Taylor A development.	The Working Groups will participate in decisions regarding site specific lease requirements. The Working Group should discuss the role of the LAC in management.
Robert Taylor Homes A Local Advisory Council	The LAC should continue to have an on-site, functioning office throughout the entire period of relocation and redevelopment.	The CHA and Development Team will work with the LAC on this matter.
Rockwell Gardens Local Advisory Council	Residents should have more time for counseling, relocating and closing of buildings before planning an anticipated move.	The Relocation Contract governs the notice time period for building closures and relocation. In addition, Resident leadership participates in long term planning for building closure. The Plan described additional counseling and assistance made available to residents going through the relocation process.

INDIVIDUAL/ORGANIZATION	COMMENT	CHA RESPONSE
Rockwell Gardens Local Advisory Council	Residents should not have to move during the winter unless it's their decision to do so.	The CHA makes the best effort to relocate residents and their households during warmer months. The circumstance of CHA's need to relocate households does not afford this convenience in all cases such as emergency transfers and voluntary moves into new units.
Rockwell Gardens Local Advisory Council	The mixed-income level to live in the newly transformed development should be lower than the \$70,000.	A mixed income community assumes that there are approximately 1/3 each public housing units, affordable units and market rate units. The market rate units are the only ones which may require incomes higher than \$70,000.
Rockwell Gardens Local Advisory Council	It is recommended that more than 264 housing units be allocated for the residents in Rockwell with low incomes. What kind of assurance is there that there will be 264 housing units for public housing?	The Plan approved with the Working Group allocated 264 public housing units in Rockwell in order to create a mixed income community and to provide a lower density of housing with landscaping and community space. The Plans are incorporated into the HOPE VI development plans submitted to HUD and reflected in the development agreement between CHA and the Developer for the site.
Rockwell Gardens Local Advisory Council	Residents want to see replacement housing built on site before other buildings in the development are demolished.	The Plan for Transformation started with HUD's requirements that most of CHA's housing stock, which included significant vacancies, failed the Section 202 viability test and would need to be demolished. It was anticipated that demolition would be concentrated at the beginning in preparation for redevelopment.
Rockwell Gardens Local Advisory Council	Because not everyone will qualify for Section 8, additional scatter[ed] sites should be built to assure that all housing needs are met.	Residents have housing choice options in addition to the Rockwell replacement units or HCV, which include other CHA temporary public housing units, or permanent public housing at newly rehabilitated or redevelopment properties.
Rockwell Gardens Local Advisory Council	Residents should be informed truthfully about the entire relocation, social service and redevelopment process after they have relocated. LAC President and staff should retain input and knowledge about everything that happens and remain the voice for the residents.	The CHA is committed to open communication with residents regarding the development process including relocation. The residents of Rockwell Gardens are represented by the LAC. Two members of the LAC, including the President, are members of the Working Group. The Working Group will remain active in the implementation of the Master Plan for the redevelopment of the site.
Rockwell Gardens Local Advisory Council	There should be on-site job training for the residents.	Employment is one of the CHA's focus areas in the Draft Plan Year 4. Service Connectors refer residents to employment and employment training programs within the area.
Rockwell Gardens Local Advisory Council	Residents should be relocated one building at a time if the building is more than 50% occupied.	The CHA schedules building closures and relocation on a building by building basis based on many factors, including the vacancy rate, redevelopment plans and timing and relocation resources.
Rockwell Gardens Local Advisory Council	Rockwell residents that are lease compliant should have first preference to return to the new Rockwell before any individuals that are not from public housing.	Pursuant to the Relocation Rights contract, 10/1/99 residents of Rockwell Gardens who are lease compliant, choose to return to Rockwell Gardens as their first permanent housing choice and meet all the property specific criteria will be given first preference for a public housing unit in the redeveloped site.
Rockwell Gardens Local Advisory Council	What are CHA's plans for the resident's that were relocated after 10/99 that were in lease compliant and did not receive a client number from the buildings that were closed previously?	The relocation rights of all residents are governed by the Relocation Rights Contract.
Rockwell Gardens Local Advisory Council	What special programs do CHA and the Board of Commissioners have to help residents become homeowners?	Currently the CHA conducts a "Choose to Own" program through CHAC which provides low-income families with the opportunity to purchase their first home using a housing choice voucher subsidy along with self-sufficiency counseling.
Rockwell Gardens Local Advisory Council	The residents want to implement a "Make Life Readiness Program" for our residents that deal with issues that women and their families face at Rockwell Gardens. How can CHA assist us?	In conjunction with the HOPE VI Program, Rockwell Gardens created a plan for a Community Social Service program. Residents were involved in creation of the Plan which covers a broad range of resident identified needs.
Scattered Sites - North Central Local Advisory Council	The Chicago Housing Authority should create more affordable housing such as single family units (more bedrooms for larger families).	The CHA is continually assessing the needed bedroom sizes for public housing families and rehabilitating or redeveloping to meet the needs of families.

INDIVIDUAL/ORGANIZATION	COMMENT	CHA RESPONSE
Scattered Sites - North East Local Advisory Council	The CHA refuse to allow the Dorothy Gautreaux Northeast Scattered Site Local Advisory Council to form and participate in a "Working Group."	Meetings are held with the LAC for each scattered site region. Residents may obtain information regarding rehabilitation by attending the LAC meetings. All scattered sites were scheduled to be rehabilitated which did not require extensive planning activities, therefore Working Groups were not established.
Scattered Sites - North East Local Advisory Council	Question regarding applications which appeared to be discarded.	This comment was previously addressed through CHA's Legal department.
Scattered Sites - North East Local Advisory Council	There is no outreach with regards to Section 3 by CHA. There should be no waiver for WMBE in the NE Scattered Management Plan.	The CHA has extensive outreach efforts for Section 3, including newspaper advertisements and the CHA's internet web page. There are no waivers issued for MBE/WBE/DBE in scattered sites.
Scattered Sites - North East Local Advisory Council	The Service Connector Program is denied to residents of Scattered Sites.	Services are provided to the scattered site residents through the United Way. Letters were mailed to all scattered site residents describing the program and available services.
Scattered Sites - North East Local Advisory Council	Residents of Northeast Scattered Site want to participate in the "Resident Outreach Services."	Resident Outreach Services (formerly Tenant Patrol) is a volunteer program. Volunteers may contact the CHA's Division of Resident Relations.
Scattered Sites - North East Local Advisory Council	CHA does not give opportunity for trained residents to manage CHA property.	Approximately 11% of the CHA's units are managed by Resident Management Corporations.
Scattered Sites - North East Local Advisory Council	CHA proposes to tear down 236 unit, where are the units and how were the units selected.	Each determination whether to rehabilitate or demolish a building is made in conjunction with a physical evaluation of the property. The goal is to retain as many units as feasible for public housing.
Scattered Sites - North East Local Advisory Council	The housing choice survey should be exempt from Northeast Scattered Site residents.	The majority of the residents residing in scattered sites will not be required to be relocated as a result of the Plan for Transformation, however, the CHA wants to ensure that all residents get the opportunity to make a housing choice in the event they do need to be relocated.
Scattered Sites - North East Local Advisory Council	CHA must state how it will comply with Fair Housing and Civil Rights Laws by increasing it's Fair Housing compliance department, and suggests including qualified members of the CAC or the LAC.	The CHA will continue to address all Fair Housing matters in compliance with Fair Housing and Civil Rights Laws.
Scattered Site Housing, Local Advisory Council	Scattered Sites 57-58 Street 43 Root Street when will they start.	The CHA has not yet made a final decision regarding the rehabilitation or redevelopment of these properties. The CHA has issued an RFP to solicit ideas and proposals from developers.
Senior Housing, Local Advisory Council	As of 2003 there would be 3,867 units rehabbed out of 9,480 including the Flannery Apts. In the year 2003 What will happen to the other 5,163 units left?	The CHA will complete the Senior Rehabilitation Program by rehabilitating 9,455 units by the end of FY2003 (except for the Flannery Apts). The CHA already completed 1,026 units during FY2001 and expects to complete another 4,500 units by the end of FY2002. The additional 3,867 units will be completed in FY2003.
Shahshak B. Levi	Concerned that LAC presidents are not communicating with residents in Robert Taylor Homes. Concerned about the level of Section 3	The CHA and the resident leaders communicate regularly with residents and will continue to increase these efforts as residents move temporarily. The CHA's Section 3 goals are part of all hiring and contracting.
Washington Park Local Advisory Council	I would like a meeting concerning Hyde Park elderly about rehab.	The CHA will schedule a meeting to discuss the next steps for this property.
Wentworth Local Advisory Council	What will happen to our 26 units that they took off? Why are there only 400 units returning as public housing.	The number of units expected to return is an estimate based on the assumption that some units will be either combined to meet Section 504 requirements or make larger units, and there may be some select demolition to create additional parking or common areas. Decisions regarding the number of public housing units will be discussed in conjunction with Working Groups.
Anonymous	The assisted living plans for the Flannery Senior building was not part of CHA original plan that was approved by HUD.	That is correct.
Anonymous	It should be a mandate that CHA secure financing first for redevelopment.	Redevelopment financing is secured through annual competitive application processes that require submission of redevelopment plans.
Anonymous	If a public housing resident that is lease compliant is relocated to temporary public housing is screening required? What happens if the resident fails the screening?	A public housing resident is subject to screening and a background check annually during the recertification process and the consequences of failing screening are covered under the resident lease and CHA's A&O policy.
Anonymous	CHA Good Neighbor Program needs refining. Will CHA release the statistics on CHA Self Sufficient Program?	The Good Neighbor Program was redesigned in 2002 and is conducted by a number of private contractors. The 2002 Annual Report will contain more information on the Service Connector System statistics.